

Appendix 2f

Responses by Consultation point

24-Tring Proposals & Sites

Pages 2 to 1483

24-Kings Langley Proposals & Sites

Pages 1484 to 1652

24-Bovingdon Proposal & Sites

Pages 1653 to 1780

24-Markyate Proposal & Sites

Pages 1781 to 1848

24-Countryside Proposal & Sites

Pages 1849 to 2022

Tring Proposals & Sites Report

Tring

Title	Tring
ID	EGS19
Person ID	1253654
Full Name	Jodie Bell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Growth Area Tr01: Dunsley Farm</p> <p>I am absolutely appalled by the suggestion that Dacorum council would see fit to build over Dunsley farm. The farm is an absolute gem in our town and to lose it would be a tragedy. Then we come to Tring Brewery. I cannot think for the life of me why the council would even have the smallest thought to build over the brewery. Anyone who knows this area knows that brewery is of the highest importance to the people of this town, and indeed surrounding towns! my husband and I are both members and we are there most weekends where it has now become hard to find a parking space because, along with Dunsley farm, it is so popular! this part of the plan needs drastic reconsideration.</p> <p>Growth Area Tr03: East of Tring</p> <p>I think building this many houses (in actuality there would be almost 2000 houses on this site) and buildings on such a large green site is totally wrong. For one thing this would mean losing the PYO farm which is a brilliant part of the town and a great countryside activity that is enjoyed by many. It would also mean building over important natural habitats and ecosystems for nature as well as more pollution into the canal. in the housing development section it mentions that Tring will provide a growth of 2700 houses, why 2000 of them are being proposed to be in the same site is beyond me. I dont think thius is right at all and I do not support it.</p> <p>Growth Area Tr06: I totally understand the need for more retail development but I am utterly devastated to see that the plan is to demolish Tring aution house. This gives the town real character and flair and is a much loved and much used</p>

part of the town. It is totally unique and the thought of it being demolished just to be replaced by yet another chain supermarket or other faceless corporation is very upsetting.

In general I think that the town cannot support this amount of growth in a relatively small amount of time and retain its characteristics of wholesome market town in the countryside. I think that this amount of growth will lead the town to turn into a monster like Aylesbury. I think building over any Green belt land is deplorable and will be catastrophic for wildlife, climate change and air quality.

Yes / No
* **Yes**
* **No**

Yes

**Proposal & Sites Tring
Other Sites comment**

I am also wondering why it is not being proposed that disused waste land areas are used for housing and offices? there is currently a large area of land in pitstone next to the business park that is up for sale...why is this not on the plan? why can't this be used for housing or a supermarket? there are also several old and disused office buildings at the end of the same road...why can't this be demolished and used for housing? it seems to me that it is far easier to build on green sites and ruin ecosystems and habitats than to use perfectly good, disused sites that are probably harder to get the right paperwork for. I don't believe that this document has our towns best interest at heart and I believe that the resulting developments will change Tring irrevocably and also the landscape of our countryside. I also think its of the utmost importance NOT to build on greenbelt land. If Dacorum council, who are guardians of some of the most beautiful sections of countryside in England, allow green belt development, then it will open doors and allow other councils to follow suit. This is not something we should be advocating and if we do then future generations will look back and see this as a great mistake for the natural world. We have already seen the absolute horrors that HS2 has inflicted on our most beautiful woodlands, please do not allow the destruction to go further.

Included files

Title Tring

ID EGS36

Person ID 1254019

Full Name Christine Hillman

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes	
* No	
Proposals and Sites Tring comment	<p>The development of Tring in these plans is excessive. It is not acceptable to double the size of the town, changing the very character and nature of the town that it's resident's and visitors love. The plans result in an unacceptably high loss of Green Belt land, which is detrimental to both the environment and the enjoyment of the countryside surrounding the town for current residents. The plans will also provide an unacceptable strain on the core infrastructure of the town - the traffic through the high street and the main access roads from both exits of the A41, parking in the town centre aswell parking at the Train station and trains into London.</p> <p>We chose to move to Tring because it is a small, characterful, friendly, historic market town surrounded by lovely countryside. While we accept the need to for some development, which is currently taking place around the town, these plans which mean the beautiful town of Tring sees the highest percentage expansion of the borough, will destroy the very nature and character of the town.</p>
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS40
Person ID	1261230
Full Name	Marc Savitsky
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	
* Yes	
* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>Whilst supporting the efforts of Dacorum to play its part in solving the national housing shortage, particularly for local young people who cannot afford houses, we strongly oppose the Dacorum local plan 2020 to 2038 as currently proposed.</p>

The number of new homes needed:

... is based on outdated figures: the plan is based on Office of National Statistics data from 2014, the more recent predictions of 2018 more than halve the number of new homes needed in Dacorum, and even that data is from before Brexit and Covid so out of date.

... the housing target for Hertfordshire is higher than the comparable counties of Surrey and Sussex (www.lichfield.uk).

... there must be a binding commitment for affordable homes in the plan. Too often developers have been allowed to wriggle out of this commitment. Tring is not suitable for this kind of increase in population:

... there is no capacity for more footfall at the station, the car park gets full and the trains to London overcrowded (based on pre-covid numbers).

... the High Street is unsuitable, as the main throughfare from east to west Tring the High Street is narrow and overcrowded for both traffic and pedestrians at peak times. The structure of the High Street has subsided with the current levels of traffic, this will only get worse.

... under the current proposals Tring bears the brunt of new housing with more homes than other towns in Dacorum (percentage terms).

... there are currently electric vehicle charge points in Forge car park and at Tesco, this is clearly insufficient for a town the size of Tring. Environment

... the plan should allocate land for new allotments for the residents so they can grow their own fruit and vegetables.

... the plan must commit to increase habitat for wildlife, including wildlife corridors and re-wilded areas to increase bio-diversity.

... there should be recreational corridors built into the plan to promote cycling and walking in a safe environment, they should be wide with natural vegetation and not narrow alleyways.

Sustainability

... Building Standards, the plan uses the right words to describe sustainability standards, but offers no commitment to these. All new buildings should be designed to meet the most stringent standards and must be at least net zero carbon. Every home should include a parking space with electric charging, should not be reliant on fossil fuels for heating and should include solar PVs. There is no commitment to this in the Local Plan.

... Public Transport, the plan makes no promise to improve public transport to connect these homes, so people do not have to rely on cars on a road structure that in many cases cannot be widened.

Summary

... Dacorum has declared a climate emergency, this plan should give the opportunity to put that into practice and create an inspirational environment where we can live and work together with nature. Instead the Local Plan is unimaginative and will become a developers dream of suburban sprawl, not something we will be proud of. If there is one thing that has become apparent in recent years, it is that we can't carry on as before and that we need to find a better way forward.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS70
Person ID	1253620
Full Name	John Howard
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS82
Person ID	224191
Full Name	mr david gardiner
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR01 - Tring needs a mixed use development and this is the best positioned. It has scale for housing, industrial, education and some retail. It is relatively close to the existing town centre and critically it is close to the A41 junction so will have little impact on local roads. Maximise the housing, education and light industrial. No major supermarket, just a convenience store please.</p> <p>TR02 - This is on the outskirts of town long way from town centre. Will add to traffic loads on Grove Road (can it cope and on to Cow Lane/Station Road junction). Impact on Grove School is an additional sensitivity. We don't need additional housing (like LA5 site Roman Park) without the additional infrastructure support</p> <p>TR03 - This is a disaster as it nearly doubles the size of town and it moves the whole axis of Tring away from the existing Town. It does have scale for a major mixed use development but this is an edge of town development which brings Tring all the way cross country to Tring Station and Bulbourne. It is only constrained by the Grand Union Canal to the East, Icknield Way to the north and Station Road to the south. Includes formation of new link road between Bulbourne Road and Station Road but how do the roads link back to the A41? Station Road/Grove Road/Cow Lane, and Station Road/London Road and Cow Lane/A4251 junctions are all not suitable for the increased vehicle use.</p> <p>Part of the site is liable to flooding.</p> <p>Tr02 mentions that it should be linked with TR03. Where is the master plan showing the combined scheme please giving 1800 homes? Do we need that many new homes in Tring? I would challenge whether the existing Tring town centre could cope with another 1800 homes.</p> <p>The site includes a new secondary school and sports/community hub. Is this in addition to the existing secondary school which is having a major investment currently or is this a replacement with the existing school offered for residential use?</p> <p>Tr04 & Tr05 - No comment</p> <p>Tr06 - This is the old sainsburys supermarket scheme from 20 years ago which was killed off when Tesco's moved on to their site. There are significant level differences across this site. Which supermarket would take this now? This development needs to be tall. Mentions offices or housing above the retail space. Is the car parking on the roof or underneath the retail space?). Will also be very disruptive (& therefore expensive) to build. How do you maintain car parking and the market operations during the construction work? Tr01 would be a great site for a new fire station & I'm sure would work for the Market Auctions too.</p> <p>I should declare an interest as I used to work in a major supermarket development team (but not on this scheme). This reads like a 20 year old design scheme which would not be viable anymore.</p>

Yes / No * Yes * No	
Proposal & Sites Tring	
Other Sites comment	
Included files	
Title	Tring
ID	EGS149
Person ID	1256692
Full Name	Cliff Slynn
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The overall proposals will destroy Tring as a pleasant market town.</p> <p>The Tr06 area proposes new retail and office space where there are many existing retail and office spaces empty in Tring at present. With the increase in remote working and online shopping that is forecast to expand even further in the future this is an obvious error of judgement.</p> <p>The relocation of the fire station and auction will present an unnecessary additional costs.</p> <p>At present Dacorum and the local council have stated that the area in front the the local museum would soon be used for "much needed" additional parking. In the proposal it is stated the overall area of Tr06 will have the same number of parking spaces as present. We either need more parking or not.</p> <p>The local museum is the peoples for the people financed by the people and should not be played with.</p>
Yes / No * Yes * No	No

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS175
Person ID	1257687
Full Name	Elizabeth Cullen
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>General comment:</p> <p>Further consideration of "business hubs" is needed. The working environment is different to when this process began. People will continue to work from home and there will be surplus office space elsewhere.</p> <p>Specific objection to proposed site TR06:</p> <p>Inclusion of this site conflicts directly with the aim to "not detract from the character of (these) locations."</p> <p>Do not underestimate the detrimental and irreversible effect of the loss of historical sites on community and individual's sense of place, wellbeing and health. Look up the research on this subject please.</p> <p>Once those who remember how the Old Marketplace was have passed away, there is no justification for calling Tring a Market Town and, with the loss of High Street businesses and character that a large supermarket always invokes, it becomes another soul-less Barratt housing estate with a road running through it.</p> <p>Without areas of resilience such as the Old Marketplace and Forge Car Park, community events become impossible. Where will stallholders park for the Christmas Fair? Where can the street food market be held? How can events that require social distancing take place without community spaces to hold them in (pandemic planning will still be required)? Where can film crews be located during filming events? Where can an emergency response be coordinated from? How can a massively increased community be served with even less central community space? The idea is insane!</p> <p>The Forge car park is busy. Please don't assess the need for this car park during a pandemic.</p>

A medium-sized supermarket is not needed in this location. There are supermarkets of various sizes ranging from directly across the road to a few minutes walk away.

A large supermarket would detract from the character of the town. It would attract people to the detriment of local shops. People don't walk to large supermarkets and the High Street is not able to cope with increased traffic flows - a shop delivery vehicle, post van or hearse can lead to traffic being backed up for considerable periods already without an extra few thousand cars from new residents - let alone a supermarket too. A far better alternative is to build a second storey on the existing Tesco supermarket or build another supermarket elsewhere.

Relocation of the museum further away would kill it. It is too small to make a special journey for but ideal if you are visiting the town centre.

In conclusion, the proposal for **TR06** is wholly unsuitable and out of keeping with the needs and character of Tring. Please consider the effect of the loss and dilution of historical sites on other towns such as Aylesbury and Aston Clinton before doing the same to Tring.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS183

Person ID 1143215

Full Name Susan Justice

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

Proposals and Sites Tring comment	<p>Re the proposals to build 2700 homes around Tring and in particular for 1400 new homes east of Tring, I oppose these for the following reasons:</p> <p>Tring has a small centre and High Street. The plan seems to be increasing the population by over a quarter which would unbalance the size of the centre in proportion to the amount of housing. I foresee the centre and the surrounding amenities (medical, health and leisure, town centre shops) would become overcrowded. The traffic would increase hugely.</p> <p>Inevitably, more people would use Tring Station. Has any account been taken of this? If fewer people (after Covid) work from home, the station car park will be full by 8.30 am every weekday, as it used to be pre-Covid, That is without any extra housing. The parking and the train service do not have enough spare capacity to cope with the extra population.</p> <p>The new roads would detract from the Chilterns AONB which is just along Station Road and increase the traffic and pressure on sites such as Ashridge and the village of Aldbury, which already becomes overcrowded at weekends. The roads around there simply cannot take that extra pressure.</p> <p>It does not make sense to build a new secondary school east of Tring because the existing one there, Tring School, is currently being rebuilt at great expense. Why build a new one very close to it, and none the other side of the town?</p> <p>Tring is a very small, rural town and the proposals for it would completely destroy its character.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS187
Person ID	1257705
Full Name	Mark Barfield
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>Appalled by the blatant plan to build on green belt land and grow a town that is not prepared for such development - it is very difficult today to get doctors appointments, school places are hard to obtain basic services like the train where the station is ill-equipped to deal with so many more houses - the station will need many more parking spaces - the station road is ill-equipped for cycle or walking. Why impact the entry to Tring with development on land which will massivley chnage the character of the town.</p> <p>Impacting Marshcroft lane (Tr02 Tr03) and the inevitable consequences for wildlife in an area that is green belt with views to Ivinghoe Beacon is an appalling idea. The East of Tring development plan is so awful, words fail me - you have the potential to impact a Market Town that has existed for hundreds of years and turn it into Hemel Hempstead.</p> <p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available outside of Tring.</p> <p>With regard specific comments in relation to sites Tr01, Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS227
Person ID	490644
Full Name	Mrs Helena Holliday
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	Tr05 Miswell Lane <p>This needs to be accompanied by a widening of Miswell Lane from Buckingham Road up to Icknield Way – including at Morningside Farm. The road is narrow and there is no pavement on the west side of this part of Miswell Lane. Buses etc. have to mount the pavement to avoid collisions. The north part of the new housing at LA5 could also increase motor and pedestrain use of Miswell Lane, compounding the problems.</p> <p>Over-development of Tring</p> <p>I have commented elsewhere about the need to revise the plan as government policy changes to develop the north over the south of the country.</p> <p>I have also commented elsewhere about the need for appropriate infrastructure to accompany a 50% increase in population e.g. primary medical care, grocery shopping, town centre parking, the needs of Brook St, railway station parking, recycling facilities, and the need to preserve the Local History Museum building as part of Tring's character.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS239
Person ID	1145902
Full Name	Mr Alan Garner
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Growth area Tr03 East of Tring. Access, Highways and Sustainable Transport:

Whilst the main access to the development itself will be from Station Rd and Bulbourne Rd to the S and N of the site, and the new link road connecting Bulbourne Rd and Station Rd (though the route of this is not marked on any plans) will keep the bulk of traffic away from the new residential streets, totally inadequate consideration has been given as to how that traffic will get there in the first place.

The passage of traffic will predominantly be to and from the A41 which will mean via Cow Lane, (with additional increased traffic on Beggars Lane from vehicles looking to avoid what will inevitably become a serious bottleneck on Cow Lane). The situation in Cow Lane is already extremely unsatisfactory, with the natural orientation of the road including a sharp bend at the Rugby/Squash/Football club, along with hazardous junctions at each end, namely Station Rd and London Rd. Residents here know only too well the alarming speeds at which drivers negotiate this road - already a 'rat-run' for traffic avoiding Tring centre, to and from the Villages, Bulbourne Rd and the A41. Matters are, of course, far worse on match/event days at the various sports clubs, with kerbside parking and resultant restricted roadwidth exacerbating the situation.

It is clearly obvious that the increased amount of traffic from no less than 1400 new homes - including school access and the proposed community/sports hub - and even with the proposed improvements to the existing Cow Lane/London Rd junction, will render Cow Lane wholly unsafe as well as massively congested.

In paragraph 23.147 on p234 of the Dacorum Emerging Strategy for Growth (2020 - 2038) it states a specific policy objective to **"secure the delivery of a local north-south distributor road between Bulbourne Road and London Road"** (ie rather than Station Rd), which must presumably follow a new course to the East, effectively parallel to Cow Lane. This is precisely what is required, but why is there no further mention of this? Such a link could be built away from residential streets and would also provide a discrete boundary to the development. I believe that this distributor link will be essential given the reality of the level of traffic flow - however appealing the fanciful dream of a car/lorry-free world by then is now!

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS273
Person ID	1258896
Full Name	Katie Reid

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Tr02 - The roads in this area, particularly Grove Road and New Mill, are already dangerous, particularly during school hours. Many families have to battle the narrow pathways, putting children's lives at risk. The additional traffic this will create is not acceptable when the roads all around that area are narrow; as are the pathways. Vehicles on New Mill Road are regularly damaged by passing cars due to how narrow the road is!</p> <p>Tr03 - Please can someone say why they think this amount of homes is acceptable when there are no plans to build a new doctors surgery? The surgeries in Tring are already stretched.</p> <p>Tr06 - This will simply ruin what an 'historic market town' is all about. Tring Market Place is a central part to Tring's history. Your plans for 'new buildings' won't look right next to the older buildings on the high street. A multi storey car park is a massive NO too. I know you haven't written those words, but it's clear reading between the lines that this is what you plan to do.</p> <p>To conclude, due to safety, no houses should be built on site Tr02. You should reduce dramatically the amount of houses you propose to build as it's simply not fair when the rest of the country are only having an increase of up to 20%. You should build a new doctors surgery in order for everyone to cope living here!</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS274

Person ID	1258906
Full Name	Bentham King
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The scale of the total proposals for Tring is excessive to say the least. To propose to build some 3000 new houses in this small market town is wholly disproportionate and will place severe strain on the town facilities notwithstanding the proposed new facilities and services. The town centre car parking provision is wholly inadequate for a town whose existing car parks are already under pressure..
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS275
Person ID	1258927
Full Name	martin Phillips
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	Regarding both dunsley farm and grove fields, the total number of homes proposed at 2700 new homes seems disproportionate to the size of Tring (Believed to be a 55% increase). This on top of the large development at Icknield way seems an unreasonable extent of development and erosion of green land surrounding Tring, especially Grove fields. I have major concerns this will add to pressure on schools, doctors and parking at Tring Station once the world returns to normal after Coronavirus.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS282
Person ID	1258946
Full Name	Stephen Foster
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I object to the scale of the proposed development in Tring on the following grounds. 1. An increase of this size is not sustainable for the road infrastructure. In particular the High Street, which is narrow and the tight crossroad junction with Frogmore Road, struggle already with larger vehicles needing to mount the kerb to pass each other. The crossroads at the centre of the town is very tight and often causes delays at busy times. An increase in through traffic, particularly from the west side of Tring with people travelling to the station will cause much greater congestion and therefore pollution. To escape this, motorists will be tempted to rat run through Silk Mill Way from Dundale Road to Brook Street. This will increase traffic through a residential area. The narrow point on Frogmore Road will become congested as currently the road is too narrow for two vehicles to pass easily.

2. The removal of the Forge car park, to be replaced with commercial units including cafes and shops poses a direct threat to the shops on Tring High Street. The High Street hosts a good mix of shops, cafes, restaurants and pubs. It is considered a key feature of Tring and its demise would detract considerably from the character of the town.

3. The nature of the proposed housing is likely to double the number of working age adults in Tring. Therefore it is likely that there will be a doubling of individuals wishing to commute from Tring Station. Pre Covid, the station, the car park and indeed the train service were either at or beyond capacity. The car park was regularly full before the end of rush hour which encourages antisocial parking behaviours in the area around the station. The train service is over capacity and while it is possible to get on the train at Tring, the same is not always true when leaving Euston where trains are packed to unsafe levels.

4. The demographics have changed since the government set targets for house building. Brexit has not been taken into account. Home working has not been taken into account. And the plan to place the majority of new housing in Southeast England doesn't take into account benefits brought to the north by HS2.

Finally, the character of Tring which is a small historic market town surrounded by the Chilterns ANOB, is unusual and worth preserving for future generations.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS295
Person ID	1259150
Full Name	Paul Lehane
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	I am strongly opposed to the scale of the housing development being proposed for Tring, which is not in proportion with the existing size of the town. Tring is already undergoing considerable development in the form of the execution of the LA5 plans and this proposal constitutes a step too far. In particular I am opposed to the excessive development of green belt land to the east of Tring near the AONB and am also vehemently opposed to the proposed demolition of the Market Car Park, Auction site and Fire Station.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS297
Person ID	1259229
Full Name	Steven Murphy
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I wish to provide feedback on this consultation, in so much as it affects the development of Tring, which is where I live.</p> <p>My principle objection is to the overall scale of the proposed increase in housing stock by 55%. This would be an excessive over-development of a character market town.</p> <p>I have no argument over a reasonable level of development within Tring, but to massively add to the housing stock would be over-bearing and out of any reasonable scale. The effect on the community, community services, local infrastructure and roads will be very significant.</p> <p>A much more moderated plan is surely apposite, which I would ask the council to consider.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS298
Person ID	1259253
Full Name	Chris Hartley
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	It is outrageous that the council is planning to concrete over Tring and turn it from a market town to an urban dwelling place, ripping the heart out of the local community. This plan is short on detail of any of the benefits or how key health infrastructure will be developed. Will the town get an ambulance statio and ambulance, which it doesn't have at the moment. Will it get a new GP surgery. This plan is frankly unsustainable, unless it is a guise to come back with a lower housing figure which the council hopes everyone will just the accept.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS305

Person ID	1163063
Full Name	Diana Woodward
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	If, under this Plan, Tring has to expand, then surely its north-eastern outskirts are a much better proposition in terms of minimising damage to the landscape, traffic management and congestion, and the integration of housing with industrial units.
Included files	
Title	Tring
ID	EGS335
Person ID	1259868
Full Name	Philippa Baker
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	This is a huge mistake. Tring is surrounded by green belt and building on this scale would detract from the town's beauty. The development called Roman park off Icknield way is already an eye site of ugly overpriced houses that are incongruous with the rest of the town and tightly packed in to a small space, but also surrounded by 60mph roads. Who in their right mind would want to live surrounded by that?
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS338
Person ID	1259866
Full Name	Jonathan Hood
Organisation Details	
Agent ID	1259865
Agent Full Name	Jonathan Hood
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr01: Dunsley Farm I find it unthinkable that this site has been earmarked for development. This farmland at the entrance to Tring town is the only green space left on the approach into town from the South side. Why would Tring require another supermarket to be built opposite the existing Tring Tesco supermarket? Making the case for office space over and above green space; this appears to be another example of outdated thinking given the large scale shift to home working for the majority of office workers - how can this still be justified?</p> <p>Tr03: East of Tring I strongly oppose these plans. The scale of this housing development is completely unreasonable, and would permanently change the characteristics of Tring for the worse. Tring is a small market town with a small centre and high street. The notion that this scale growth is both possible and desirable, provided that a few additional schools and supermarkets</p>

are added, simply demonstrates a lack of understanding or appreciation of the market town. The 'vision' refers to aiming for a "happier Dacorum", yet this plan utterly fails to take into account what existing residents - and indeed anyone who would be looking to move to Tring - actually value about living in such an area. There is a tipping point when a town loses its fundamental characteristics and identity that provides its residence with their sense of belonging and connection, and this proposal is failing to take that into account. Local attractions, nearby villages, parks, roads, town centre pavements will simply not cope with this scale of growth in the area.

Tr06: High Street/ Brook Street

Another supermarket in town does not feel like a priority, and nor does more offices. This development is directly opposite the Tring Memorial Gardens; how will the development be considerate of this? More information must be provided on these plans as they are far too vague; what kinds of leisure facilities would be provided? There is potential for a positive development in this space; an independent cinema, a permanent home for Tring's growing number of independent street food vendors, an expanded marketplace area - however I fear that rather than taking the opportunity to build upon Tring's market town heritage and much loved independent businesses this will instead erode that status further with yet another copy/paste retail development site of generic chain stores, supermarkets and chain coffee shops.

Two other general points to this proposal:

- This scale of housing development in Tring is clearly excessive, and I believe the proposal has failed to adequately demonstrate the need for it. It is mentioned that the proposal is in response to government-led growth objectives; again, this is not the same as a genuine rationale as to why this scale of growth should be taking place in Tring. The proposal lacks balance and fails to give sufficient weight to the reality of what will be lost.
- The process of raising objections to this proposal through this website is not straightforward and is a barrier that the council must know many will not get over - not because they do not have valid opinions or a wish to be heard, but simply because the website registration and commenting process is so awful. As such, it does not appear that this will be a fair or representative consultation.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS389
Person ID	1260058
Full Name	Redbourn Parish Council
Organisation Details	

Agent ID	1260042
Agent Full Name	David Mitchell
Agent Organisation	Redbourn Parish Council
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS395
Person ID	1260059
Full Name	Greg Edwards
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR06 Tring Local History Museum.</p> <p>One of the things that makes Tring wonderful is the thoughtful retention of period buildings. The local history museum is one of these, it currently has the perfect use and tenant. The Lottery grant of a quarter of a million pounds should also be honoured.</p> <p>Please reconsider the option to re-locate the museum.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS398
Person ID	864035
Full Name	Mr Oliver Wedgwood
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am concerned and against the excessive development of green belt land proposed to the East of Tring, New Mill and Dunsley Farm areas, particularly near the Area of Outstanding Natural Beauty. Green belt land is classified as 'protected' for a reason, which seems to have being ignored.</p> <p>Development of this scale will be damaging to the environment and cause significant traffic problems.</p> <p>I would urge only further brown field developments in the Tring area.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS399

Person ID	1260168
Full Name	Tony Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>These comments apply to all the proposed development sites in Tring.</p> <p>The development plan has many misleading arguments regarding Tring. It identifies Tring as a "market town" - yet part of the plan involves destroying the marketplace, along with the historic building housing Tring's local museum! Essentially, Tring is more like a large village and has a unique heritage and character that will be destroyed by the planned developments. The plan suggests increasing the number of houses in Tring by more than 50% - on top of the large developments already happening on Green Belt at the western end of Tring. Increasing the size of a small town by more than 50% is unsustainable and will destroy the character of this town.</p> <p>All of the proposed development is in Green Belt - there for a reason. Part of the character of Tring is the close proximity of visible open green spaces, whether walking to Tesco, cycling to the station or walking along Marshcroft Lane. The plan dares to suggest that it will increase the availability of open spaces, when the opposite is obviously the case!</p> <p>To sum up, Tring is a well balanced small town, with a good mix of housing types, local employment in both industry and offices, and one very successful secondary school - part of the success is that Tring School is a true comprehensive school - catering for all children, regardless of background.</p> <p>Don't mess up Tring!</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS419

Person ID	1260097
Full Name	Stephen Marshall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Dear Sirs</p> <p>I refer to the plans under TR06 and specifically in relation to Tring Museum. The plan says that the museum would need to be incorporated into the development of the whole site.</p> <p>The existing museum site has character and retains some of the original market metal fencing outside. Those volunteers who operate the museum consider it completely satisfactory for it's purpose and have plans for the future development of the museum on that site.</p> <p>Given that the museum site is at the edge of the proposed development area it seems unnecessary to include the area covering the museum. The current location gives good visibility and thereby attracts visitors. It would be a great shame if any relocation was to a building made of modern materials hidden away in some housing development when the current site is so appropriate.</p> <p>I have lived in Tring for all but one of my 65 years and one of it's great attractions is that it has retained a lot of the character that goes back many years.</p> <p>I understand the need for housing and do not argue against this provided every effort is made to retain the character of our town. The proposal to remove the museum from it's current site seems to go against this and appears unnecessary.</p> <p>I therefore urge you to consider how best to development the TR06 area whilst allowing the museum to be retained on the current site. Specifically to exclude this area from the proposed development area within the current plan.</p> <p>Regards Stephen Marshall</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS441
Person ID	1260486
Full Name	Jenny Brannock Jones
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR01 and TR03. Although there are proposals for three new schools. there is no mention of any new medical provisions, ie. doctors' surgeries. There is again mention of Berkhamsted in Access, Highways and Sustainable Transport in TR01. This is irrelevant.</p> <p>TR06. Why a retail led development, when there are already many empty retail units in the High Street? Similarly, food and drink. There are empty restaurants in the High Street. We need to regenerate the High Street before developing new premises for these type of outlets. Why replace the Local History Museum? It stands at the edge of the site and could quite happily remain where it is. You state "Conserve and where possible enhance the setting of a number of listed buildings in the area," The museum as it stands fits the bill already.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS450

Person ID	1253654
Full Name	Jodie Bell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Growth area: Tr06 High street/Brook Street</p> <p>The proposal to build a supermarket here is very wrong and not something that I or other Tring resident would support. Tring is a very small market town and we want it to stay that way. Firstly the plan to knock down the auction house, museum and fire station is massively upsetting. These places are at the heart of the town and are of great importance of keeping Tring a quaint village. Knocking them down to build yet another chain supermarket is appalling. We already have Tesco which is less than a minutes drive from the proposed site anyway. As I previously mentioned, Tring is a very small town. The highstreet is already difficult to get down by car as it is. Building a superstore would bring a high level of traffic into the tiny roads and cause havoc in the town. It would also increase the amount of lorries and delivery vehicles and therefore increase pollution and decrease air quality. It would be a disaster. Please reconsider this plan.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS451
Person ID	1260539
Full Name	Justin Reid
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Growth Area Tr01: Dunsley Farm</p> <p>Feels like a much better place to have a supermarket, will not clog up the town in the same way a supermarket on the high st / brook st would. Similarly to all other sites there is no proper proposal to build in green space / re-wild alongside development - surely in a world where climate change is our greatest threat we should be doing everything we can to increase woodland and to build this alongside housing developments! Additionally, if lockdown has taught us one thing, it is that we all need green spaces to enjoy in and around our us.</p> <p>Growth Area Tr02: New Mill</p> <p>Of all the developments this surely would have the most detrimental impact on the town - not only does it destroy green belt land but it also does not have any infrastructure benefits. It also will create significant congestion as the road infrastructure has not been well thought out. No plans to build in any re-wilding of the area!</p> <p>Growth Area Tr03: East of Tring</p> <p>This sites feels like it delivers the most as we gain schools and sports-hub (which is great), however the scale of housing is too great and should be reduced (this is a huge increase in % of housing, well above averages proposed for other towns). I feel this is the best location as it will improve links to the station which is important. A sports-hub is within keeping with the town feel - sport is very important to the town. A much better proposal than New Mill.</p> <p>Growth Area:Tr06: High Street / Brook Street</p> <p>This surely can't go ahead, I can't see how it can deliver unless a multi-storey carpark is built and that would be a disaster and eye sore for the town. A supermarket in the town centre would clog the town up and take away from it's charm. And not sure how we can have market sales in the same way we do today - surely we can't then call our town a market town? Please don't go ahead with this plan for the sake of its heritage!</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS476

Person ID	1141491
Full Name	Mr John Whiteman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The plan for a development of 1400 homes to the East of Tring on site Tr03 is excessive and unjustified. The bland assurances about the sensitive nature of the development are inconsistent with the plan to add a link road at the (new) edge of Tring, which will become a major thoroughfare for local and commuting traffic and will sever any existing links from the town to the AONB.</p> <p>At the very least Tr03 should be split into two separate sites, developed from Bulbourne Road and from Station Road, and should not be considered until sites Tr01 and Tr02 have been fully exploited. It also depends on a robust infrastructure plan. It is at severe risk of being another car-based suburban sprawl.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS483
Person ID	1260710
Full Name	James Maple
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>My comments are applicable to each and all of the Tring proposals.</p> <p>As with the statements from the Grove Fields Residents Association (GFRA), I do not deny that, as a nation we need more houses, some especially within the reach of first time buyers. And we cannot object to Tring playing its part in this national movement. The problem, in my opinion, is one of scale. Increases in the housing stock of any given town should recognise:</p> <ol style="list-style-type: none"> 1 What percentage increase in size and population is involved 2 What infrastructure changes will be required 3 How the character of the town would be changed 4 How the choice of sites impacts the green belt and AONBs <p>On point 1, a 55% increase in housing stock must I assume be way out of proportion with the enlargement of other towns in Herts. Why should a small town like Tring be earmarked for such a large increase in housing? Are any other Herts towns scheduled for anything like that percentage for Tring? Should not Hertfordshire's expansion be undertaken as a proportional exercise, with each town expanding according to its present size?</p> <p>On point 2, a large number of new houses will need new schools, shops, traffic needs and transport links. I fear that the coordination of these factors will be imperfect, and the population growth will outstrip the services and provisions needed adequately to support it. I believe that this sort of discoordination has been the lot of many new mass housing projects.</p> <p>On point 3, let's recall that Milton Keynes used to be a pretty little Bucks village. Now it's hard to find it in new MK. I'm not suggesting that we'll become a new MK, or that MK was unnecessary or a failure, but the proposed schemes for Tring do represent, on an admittedly much smaller scale, a swallowing of the original town's character and ethos. We are a small market town, enjoyed by everyone who lives here. Our contribution to the housing crisis should be to become a slightly bigger market town, with a range of house prices, not some mini-new-town.</p> <p>And talking of our identity as a market town, would we even still <u>be</u> a market town without a market place? The obliteration of the market carpark, fire station and museum would have an almost symbolically destructive role in the shift of identity of Tring, and anyway wouldn't that space be an insignificant contribution to the area needed for the increases being proposed for the housing stock.</p> <p>On point 4, one of the aspects of the character of Tring is that it is in harmony with the countryside around it, including green belt and AONB sites. It would be an act of considerable vandalism to disrupt that relationship between town and country. For instance, sites like Tring Park already are under heavy recreational use, all the more now in times of "lock-down walking". And that is of course how it should be. The Woodland Trust is highly protective of the health of its site, mindful of the impact of heavy use on their tree stocks, and other fauna and flora, and it's important not to see the loss of the very things that make the site so attractive to the town's population.</p>

To sum up then, It would be my hope that Tring would grow organically, in a way that we can welcome new people who can enjoy living here, but enjoy it because it retains the ethos and beauty it now can be proud of.
address removed

Yes / No
* Yes
* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS487

Person ID 1258240

Full Name Adele Giles

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Yes

**Proposals and Sites Tring
comment**

Tr01, Tr02 and Tr03 amount to over development and would be unsustainable, even taking into consideration the proposed new schools. It would be the equivalent of tacking another town onto the side of Tring. They would change the historic character of the town and have a significant negative impact on it's natural setting within the Chiltern AONB. The amount of traffic generated would over burden the already struggling local network. The fields situated between Marchcroft Lane and Station Road at site Tr03 flood frequently in the winter.

Tr04 It seems to make sense for this development to go ahead with it's proximity to the current LA5 build.

Tr05 Twenty-four homes **and** a public open space on this site? Even with the green area taken into account, this is constitutes over-development when taking into consideration the already large scale build taking place close by.

Tr06 As I've already stated, another supermarket is not needed this close to the centre. The High Street already has difficulties in filling all the units available. Off-setting the centre like this would, I believe, cause further shops to struggle. The Local History Museum should not be moved from it's current historically relevant building and position. I can see

that the Fire and Rescue Station would benefit from a modern building closer to the A41. The Old Fire Station site could then be developed in keeping with the surrounding properties. The old market place should continue to be used as a multi-use site and would benefit from some softer landscaping around the edges. It is important that the amount of car parking is at least maintained.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS504
Person ID	1207090
Full Name	Land Department
Organisation Details	British Pipelines Agency
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>maps showing the area we affect, please note these are for guidance only and do not provide details of the pipelines and how they may affect any key future developments. (map received but not made public due to sensitive data)</p> <p>The list of Affected are as follows:</p> <p>The Rest of Hemel Hempstead</p> <p>Maylands</p> <p>Two Waters</p> <p>North Hemel Hempstead</p> <p>Kings Langley</p> <p>Bovingdon</p>

Tring
In these area's listed above BPA and Fina will need to be consulted as we may affect any new Key Developments.

List of Not Affected Areas:
Berkhamstead
Hemel Hempstead Town Centre
Markyate

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS527

Person ID 401914

Full Name Mr Anthony Ogden

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring comment	<p>As a resident in (address removed), Tring for the last 56 years, my wife and I have seen large changes to Tring and this area over these years but the current level of proposed development in terms of extra housing and, in consequence the increased level of vehicles and severe strain on all services and resources, is in our view not justified and very alarming .</p> <p>We would like to register a strong objection to the extra levels proposed (i.e. plus 55%) and plus 3000 houses on Green Belt land, much of which is in the vicinity.</p> <p>This immediate area is at present very congested anyway, due to the presence of 2 major schools and associated traffic ,i.e. double decker buses and coaches and private cars. We believe than even an increase of a third of the numbers proposed, would impose a severe strain on the current resources, apart from ruining some of the countryside that we have remaining .,</p> <p>Considering what is currently under development at the west end of Tring, there is little justification for massively expanding the town further, despite the governments insistence that all this extra bricks, mortar and concrete is necessary !</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS529
Person ID	1260818
Full Name	Mr John Wright
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>Re the plan to build further houses in Tring using the market car park, auction and fire station site plus a further 3000 on green belt land.</p> <p>We have lived in Tring over 30 years, we love the town as it looks NOW! We do not want to live in a concrete jungle, which is what you seem determined to create. The town has character and history, which again you seem determined to erase. If houses are needed, Tring is not a suitable location, the infrastructure cannot support a further influx of people and their vehicles. Have you looked at the town centre on a Saturday (obviously prior to lockdown measures)? The traffic is at standstill. The car park is always full and the side streets parked to capacity. I have tried many times to get a doctor's appointment and failed as they are always fully booked, schools are at capacity and are turning away local children.</p> <p>The new housing estate on Icknield Way (again on green belt land) has not yet been completed, this in time will add more cars, more people to overload the various systems, but now you plan to further overload the area, but this time by destroying the character of the Town at the same time!</p> <p>Tring is a nice place to live, but by removing the history, overloading the infrastructure and covering it with concrete will ruin our home town for us and our children.</p> <p>Please stop trying to vandalise our historic town!</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS554
Person ID	1253595
Full Name	Ian Lindsey
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	My comments relate to Tring. You mention converting the area around the Forge Car Park to retail and commercial while providing alternative accommodation for the Fire Station and Tring auctions. There is no mention of alternative accommodation for Tring Museum. You also say that you intend to maintain the same number of parking bays but surely you should be increasing them to cope with the extra demand if this part of Tring is commercialised.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS560
Person ID	1260972
Full Name	John Manning
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Tr03: East of Tring If this development were to proceed, I oppose the provision of a link road connecting Bulbourne and Station Roads. It would bisect the single track Marshcroft Lane which is a major "green corridor" for pedestrian traffic from Tring to the eastern countryside (Aldbury Nowers, Ashridge, Pitstone Hill). The link road idea conflicts with the requirement to "conserve and where possible enhance the Marshcroft Lane heritage asset". A link road would no doubt result in speedy motor movements (30mph in a major residential area!) thereby dissuading pedestrian use of Marshcroft beyond the intersection with the link road. Also if a link road bisected Marshcroft Lane, vehicle traffic on the (single track and currently a cul-de-sac) Lane itself would inevitably increase, further deterring pedestrians. As an alternative, has consideration been given to retaining the integrity of Marshcroft Lane by limiting vehicular access to the developments either side to be only from Station Road and Bulbourne Road respectively? There would still be pedestrian access from developments

on one side of Marshcroft to the other eg to access schools, community facilities. Vehicles exiting onto Bulbourne Road could access Tring Station via Northfield Road and the A41 bypass via Tring Hill junction with Icknield Way.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS589

Person ID 1261106

Full Name Gareth Pottle

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS619

Person ID 1261185

Full Name	Helen Stanton-Tonner
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>This growth in household numbers is a 25% increase over the current housing stock. which would irrevocably change the character of our town and destroy valuable green belt habitat. Dacorum Borough have chosen to accept these Central Government imposed growth figures that are not substantiated by evidence and are based upon outdated ONS projections and an arbitrary and simplistic algorithm.</p> <p>I support the need for a local plan and accept the need to build a reasonable number of new sustainable and affordable properties in Tring. The latest ONS data available projects 6051 new homes in Dacorum by 2038 – 64% FEWER than this plan projects.</p> <p>In this plan, thousands of new homes are simply bolted onto the perimeters of our existing town over green belt land with inadequate thought to the pressures on water supplies, traffic needs, medical facilities, education, recreation, recycling centres and employment needs (to name but a few crucial infrastructure requirements). There is little sustainable about the construction nor preserving of our heritage about this plan.</p> <p>Rather than as an afterthought, sustainability should be at the absolute core of the proposed future developments in the Local Plan, as recommended by national planning guidance. This draft Local Plan fails to demonstrate a pathway to local zero carbon or enhancements to biodiversity. The plan is unambitious and does not commit to any level of sustainability in its sustainability targets. The proposed plan has clearly prioritised house building growth over considerations for the climate emergency. Several local authorities in England (e.g., Greater Cambridge, Reading and Liverpool City) have developed integrated local plans that take account of climate change, biodiversity, well-being and social inclusion. Beyond some fine words, there is no evidence in the proposed Local Plan of a viable action plan to deliver such an approach.</p> <p>We must ensure the Local Plan commits to all new homes to be certified zero carbon and sustainable in order to address the climate emergency.</p> <p>I call for:</p> <ul style="list-style-type: none"> • The number of new houses proposed in the plan to be substantially reduced. • Dacorum to implement a local plan that includes firm and ambitious sustainable commitments. I believe all new buildings should be designed to meet the highest externally certified sustainability standards and to be at least net-zero carbon (including Scope 3 emissions). Examples include: Every property with a parking space to have an electric vehicle charger built into it. Every property to have a dual aspect to allow for natural ventilation. All new homes must incorporate solar PVs and other appropriate sustainable sources. No new building should be directly reliant on fossil fuels for heating (i.e.

no gas boilers) and each home should collect rain water for toilets. The homes must have top class insulation. These standards should be mandatory for all developers in the Local Plan.

- I call for the 40% minimum affordable homes. Too often developers in the past have been allowed to waive their affordable homes commitments.
- Trees and woodland are very valuable to the environment and the community's physical and mental health. I welcome the commitment in the plan to retain existing trees but in order to compensate for any removal of green belt it is vital that we seek a commitment that new mixed woodland and re-wilding, with public access, be planted close to, and be integral to, each new major development area.
- An increase in habitat for wildlife must be incorporated into any green field development areas including wildlife corridors.
- Recreational corridors should be incorporated within new built-up areas to promote cycling and pedestrian access through the development and provide connectivity with the existing town and the countryside boundaries. These routes should not be limited to narrow, dark alleyways but should be several metres wide with natural vegetation to make travelling pleasantly airy and to support bio-diversity.
- The Local Plan should allocate land for new allotments for resident of new homes as well as laying out gardens to support 'Growing your own'(which is both sustainable and good for mental health)
- Public transport must be greatly improved both to connect these new homes to their town centres but also to reduce traffic congestion on the roads which cannot be widened. Well connected and maintained dedicated cycle routes throughout our towns must be implemented along with secure bike storage.

We are facing a climate emergency and addressing this must be at the absolute core of Dacorum's Local Plan. Currently it is not. We have the knowledge and technology to make good affordable zero carbon sustainable homes. The Local Plan must prioritise this.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS651
Person ID	1253654
Full Name	Jodie Bell
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Growth Area Tr01: Dunsley Farm</p> <p>I STRONGLY object to this development. Dunsley Farm is of inherrent importance to local people and tourists alike. The farm shop is fantastic and attracts a whole host of people from Tring and nearby villages. I go to the farm shop three times a week and it has always been a highlight of living in Tring for me and many people that I know. I went down this morning and it was absolutely brimming with people- so much so that I had to wait outside for a few people to come out before I was allowed in. the farm encapsulates village life and really is so popular and important to us. another important role it plays is with 'apple day' which occurs in October and is led by the Orchard along Cow Lane. The farm shop is of vital importance to the continuation of Apple day which I believe has been going for 15 years now, (although the Orchard is the only surviving small holding from WW1) The loss of the farm shop would mean that the orchard would struggle to sell all of their apples, resulting in less funds to carry on.</p> <p>On another note, by destroying this farm you would be reducing the amount of food that is able to be produced in the county, which would result in more imports and therefore unnecessarily increase the countries carbon footprint. So I would also add the fact that this is not sustainable or eco friendly.</p> <p>Dunsley Farm is also a brilliant employer and provides jobs for young peopole within the community. These workers would become displaced without the farm. They are passionate about their jobs and really don't want to lose them.</p> <p>The suggestion of 'The general employment area' being built on this site is outdated. since the pandemic people have realised that they are able to work from home, deeming office space unecessary. I think that this should be seriously thought about by planners in all areas. Employers no longer need to rent space so I don't think this should be included within the plan. Also, as I mentioned before, Dunsley farm provides employment for lots of people you would actually be losing more jobs.</p> <p>I also STRONGLY object to the part of the proposal which suggests a storage space should be built. This is absolutley unacceptable. We are a small market town and a massive storage compound has no business here. We want Tring to remain a small market town with a wholesome, countryside feel. Tring is part of The Chilterns whcih has a reputation to uphold. The Chilterns is known for being an area of outstanding natural beautyand attracts tourists in their droves every year. They come for the rolling hills, historic houses and amazing countryside walks and views. Industrial estates, massive amounts of new build houses and office space is not the picture we want to paint.</p> <p>On a final note I would like to bring up the amount of wildlife that depnd on this land to survive. We are building houses in this country at an incredibly fast rate and wildlife cannot cope with this. This land is of vital importance to pollinators and other insects, deer, foxes, hedgehogs, badgers etc, all of which play an important role within the natural world. Britain is one of the most nature depleted countries in the world!</p> <p>Growth Area Tr02: New Mill and Growth Area Tr03</p>

The suggestion to build anything on these sites is TOTALLY unacceptable. These areas are designated green belt land which is of vital importance to nature, climate change and eco systems. I am aware that the government relaxed restrictions to build on greenbelt land but I also know that this has now been reversed and I think that this plan should now be scrapped entirely. I am so strongly opposed to these plans and think that there is no way they should go ahead.

Britain is one of the most nature depleted countries IN THE WORLD. It is easy to forget that we are an island but we are and we must remember that when developing. We dont have vast amounts of space for nature and we are increasingly encroaching on important habitats for wildlife which not only bad for them but also bad for us in the war against climate change which developers and the government just dont seem to be taken seriously! Green belt land should NOT be built on for any reason! we have already had to endure the horror of watching 108 ancient woodlands being destroyed by HS2 up and down the country which is CATASTROPHIC for the natural world and therefore us. Some of these woodlands were very close to Tring, we should therefore not be destroying any more important land. 30% of UK birds are now threatened with extinction, pollinators are in serious decline, hedgehog numbers have plummeted by half since the year 2000 and more than one in seven UK native species are facing extinction all due to the fact that we are building on their habitats. It is of national impotance that we keep green belt land free from development. I'm also frightened that if this plan to build on the green belt goes ahead then this will set precedence within The Chilterns and even the rest of the country. Developing over these sites will cause air and water pollution to rise no matter what the developers say! there is absolutely no way to stop that if these plans go ahaead and to suggest otherwise is ridiculous.

In this plan you detail that you will 'utilise landscape mitigation and structure to develop new green infrastructure corridors and connect with other corridors'- this phrase "natural corridors" has been used alot recently and I am really not in favour of it. It implys that this solves the problems of displacing wildlife and somehow gives them a new improved habitat. This is not the case at all. Wildlife does not understand that these "corridors" have been created for them, all they know is that they are being pushed closer and closer to each other, not having the space that they need to thrive. They also don't understand that there will now be a busy road where their home was, or where their migration path was. Building on this land is WRONG and I STRONGLY STRONGLY OBJECT. Tring should be a leader in protecting wildlife and green spaces. please do the right thing and scrap these plans.

On another note I believe that these plans will irreversably chnge the town for the worse. Tring is a small market town and we want it to stay that way. The amount of houses being proposed on these sites is unbelievable and would change the town into a giant. Tring is part of The Chilterns and we have a responsibility to keep our reputation as an area of outstanding natural beauty. This monster development will change the town for the worse making it intolerably busy and encouraging more pollution via cars, trucks etc.

Also being an area of outstanding natural beauty we need to ensure that views are kept at their best. I believe that building this amount of houses will be offensive to these views and therefore tourists will be put off leading to a decrease in visitors which will therefore be bad for the town.

Please Please scrap these plans. They are wrong for the community, the wildlife and the climate crisis.

Yes / No
* Yes

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS667
Person ID	1261122
Full Name	Mark Slade
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	New Mill and East of Tring. Simply put this represents criminal vandalism of the countryside, to provide housing that isn't needed.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS763
Person ID	1261250
Full Name	Christina Thompson
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I do not agree with the destruction of farm land and green belt for development. Following the corona virus pandemic you need to review the need for office space
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS766
Person ID	211245
Full Name	Ms Jody Conibear
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	This is a disgraceful proposal, designating hectares and hectares of meadowland and green belt countryside to concrete and housing. Millions come to this area to walk, cycle and visit each year and I fail to grasp why Dacorum is proposing that Tring is being asked to expand by over 50% with such little local consultation. The town is already congested and poorly resourced with local services (police, healthcare) and it is falling to organisations such as the National and Woodland Trusts to maintain this area. I cannot see how this proposal can support sustainable objectives or the wellbeing of existing local communities. I also cannot understand why so much housing is proposed for this area when there are other areas

designated to office spaces which could be used for homes. This is a shocking proposal and needs a full review with local residents.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS768

Person ID 1261101

Full Name Hannah Smith

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

Tr01, Dunsley: More people are now shopping online and central supermarkets are now passe, as are extra retail spaces and warehouses as a result of shop local approaches and initiatives. Rather than creating a new fire and rescue station, encroaching further into the GreenBelt, keep the existing site in Brook Street.

Tr02, New Mill: Instead of landscape mitigation measures and new green infrastructure corridors, leave the well established and settled wildlife in place, rather than risk damaging it.

Tr03, East of Tring: growth on this scale will leave greenbelt and wildlife irreparably damaged and lost and change the character and identity and community of this small rural unique town. If any development does go ahead, it should be on a scale where wildlife corridors through and around all new developments are joined up and all SSSI's should explicitly be planned to link up via wildlife and green corridors.

Tr06, High Street/Brook Street: There are not enough car parking spaces for residents along Brook Street as it is currently, so increasing the population and housing growth in and around here will lead to further congestion in a narrow road where parked cars and school buses and traffic going to the existing schools is already a problem. Instead of central supermarkets and chains, people are wanting to shop local and use farmers markets and small producers or shop online

from the bigger supermarkets - why wipe away the small rural town's idyllic local character which has built up over centuries? The historical character in the well renowned Tring Auction Rooms should not be destroyed and placed in a larger, more urban precinct, ill-suited to a small rural market town. The proposed changes of this size and scale would mean Tring would lose the aspects which bring the local community together and give Tring its identity.

Yes / No
* **Yes**
* **No**

No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS769

Person ID 1261254

Full Name George Edwards

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

As already stated, the number of new houses assigned to Tring over the plan period is totally disproportionate to the size of the existing population and character of the town. The proposed infrastructure improvements are unlikely to mitigate the severe negative impact on existing residents. The area TR01 contains an important footpath connecting Station and London Roads (for access to Tring Park recreational area). Cow Lane is a narrow road heavily used by various sports clubs and adding junctions to access a new housing site will greatly increase traffic, congestion and pollution. Similarly London Rd is heavily used as a through route as well as local visits to the cricket club/sports field, vet practice, Tesco Supermarket, Dunsley Farm Shop and Tring Brewery. The proposed new supermarket is unwelcome and unnecessary competition to those local independent retailers who have struggled to survive the impact of Covid-19. A more welcome addition would be a bank following the closure of all our banks.

Tr02 - New Mill. This site is poorly located next to a heavily used, narrow Grove Road with a junior school and a busy B road route to Luton and other destinations, which at times is already difficult to exit onto from existing houses on the south side.

Tr03 - East Tring. Some of the same issues as Tr02, split by a rural cul-de-sac, Marshcroft Lane, widely used for recreational walking, cycling and horse riding. Will hugely increase traffic on both Bulbourne and Station roads and risk using Roman road Marshcroft Lane as a rat run, endangering current users.

Tr04 - Icknield Way. There is already a major development being built adjacent which offers no visible infrastructure improvements to existing residents and places further strain on those we have.

Tr05 - Miswell Lane. This small scale proposal is much more in keeping with retaining the character of the town. In order to provide safe access to/from Miswell Lane the road would require widening at the southern end.

Tr06 - HighSt/Brook St. We strongly oppose the replacement of our local history museum in its current heritage building, in keeping with its function and linking to the Rothschilds. As already stated, we also oppose the new supermarket plan. The auction rooms bring retail buyers into the centre of the town and moving them elsewhere, such as Tr01, risks losing retail trade around the High St area. The Fire and Rescue Station could be moved elsewhere without negative impact on other businesses.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS772

Person ID 1261261

Full Name Matt Turton

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Yes

Proposals and Sites Tring comment

I would like to comment on all of the proposed sites - Tr01: Dunsley Farm, Tr02: New Mill, Tr03: East of Tring, Tr04: Icknield Way, Tr05: Miswell Lane, Tr06: High Street / Brook Street. I am strongly opposed to them all. As you rightly point out in your consultation document Tring is a small characterful town in an area of outstanding natural beauty. The proposal of 2,731 new houses would have a detrimental impact on residents lives and is completely inappropriate.

Whilst I understand the need for change, I don't believe burdening a small market town with the second highest growth in houses after Hemel can be justified. In the last 10 years Tring had already seen an increase in the number of housing developments, and I believe we have reached a point where the growth needs to be stopped.

The sites Tr01: Dunsley Farm, Tr02: New Mill, Tr03: East of Tring, Tr04: Icknield Way are all on green belt land. With our knowledge of the environmental impact and the mass destruction of species we can't reasonably expect to justify building large housing projects on green belt land. On your environmental section on the consultation document, you commit to "helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change." To illustrate the point 2011-2020 will be the warmest decade on record, with the warmest six years all being since 2015. (<https://public.wmo.int/en/media/press-release/2020-track-be-one-of-three-warmest-years-record>). More than 40% of insect species are declining and a third are endangered. The rate of extinction is eight times faster than that of mammals, birds and reptiles. The total mass of insects is falling by a precipitous 2.5% a year, according to the best data available, suggesting they could vanish within a century.

(<https://www.theguardian.com/environment/2019/feb/10/plummeting-insect-numbers-threaten-collapse-of-nature>). I can't see any part of the long consultation document which addresses the destruction of habitats for animals and insects or the destruction of hedgerows. Building 2,731 new houses in Tring is indefensible. Furthermore, on the climate change section of the Dacorum website it suggests many ways that residents can help improve the environmental quality of the borough, including buying local food. As you are planning on building new houses on vast areas of farmland your proposed development completely contradicts your environmental policy.

In my opinion the development called Roman Park off Icknield Way was a step too far and building another 2,000 plus similarly sprawling housing estates on the fields around Tring seriously negatively impacts the environment and the aesthetics of the town. I believe the additional houses and resultant population and traffic congestion would irreparably destroy this market town of nearly 1,000 years and I think future generations will look at the destruction of the town's green belt and historical character with horror and disbelief. I would urge the people responsible for these proposed housing schemes to spend some time to seriously reflect on the negative impact on their descendants and ask whether it is something that they are comfortable leaving as a legacy.

In addition to the massively inappropriate growth on such a small town, I would like to mention just a few practical concerns which make this proposal unfeasible including:

There is no capacity for additional commuters at the station. When we return to commuting after COVID-19 the car park and bike racks will be full again and the trains to London overcrowded. In my experience the station car park is full at 9am on weekdays. How will adding 1,000s more passengers to this help the current or new residents and improve their quality of life?

The High Street is unsuitable to enable this growth in population, as the main commercial thoroughfare in Tring the High Street is currently narrow and overcrowded for both traffic and pedestrians at peak times – particularly at the crossroads with Akeman Street and Frogmore Street. The consultation document does not address the impact of a 2,731 new houses (and lets say at least another 9,000 people living in Tring) on these current overcrowding and congestion issues particularly as we may have to live with social distancing and possible pandemics in the future.

In addition to the parking capacity issue at the station, there won't be enough parking spaces in Tring for the new residents to use in the town centre. Tring is already congested with the serious parking problem around the Natural History Museum, Park Road, and the connecting roads such as King Street, Albert Street and Langdon Street. Additionally, on the other side of Tring the current parking and congestion issues on Miswell Lane and Dundale Road would significantly worsen if your excessive growth plans are allowed to go ahead.

How will the current GP surgeries cope with the significant increase in population?

It is not acceptable to double the size of the town, changing the very character and nature of the town that we as its inhabitants love. The plans result in an unacceptably high loss of Green Belt land, a destruction of the character of a small market town and an unsustainable drain on resources and increase in traffic congestion. Please don't allow this to happen. I am writing this in the hope that it will change your plans. My feeling from reading your consultation document is that this, like the Roman Park development is a fait accompli. Please can you prove me wrong.

In addition to the above we are currently going through a generational defining global event which must make us address our priorities in relation to building housing stock and the use of green belt land. I know it is not just Dacorum Borough Council which is having pressure put upon it to build housing and there are a quarter of a million homes planned to be built on Green Belt land – a rise of 475% since 2013.

(<https://www.cpre.org.uk/news/pressure-on-our-green-belts-quadruples/>) Please consider that alongside this worrying destruction of our green belt, a CPRE poll of adults across the country shows that shows that two-thirds of adults think that protecting and enhancing our green spaces should be a higher priority after lockdown. This shows just how much community in Dacorum would suffer if these local patches of green are lost.

([https://www.cpre.org.uk/news/pressure-on-our-green-belts-quadruples /](https://www.cpre.org.uk/news/pressure-on-our-green-belts-quadruples/)).

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS776

Person ID	1261271
Full Name	Austin Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>My comments specifically relate to Tring and surrounding areas</p> <ol style="list-style-type: none"> 1 No Biodiversity studies have been undertaken since 2011, hence how can the new local plan be well informed and robust. No robust evidence base. 2 Linked to the lack of a biodiversity baseline it is unlikely that ecosystem services have been taken into account. To be in live with the NPPF this will be required. 3 The area east of Grove road in biodiversity terms is a relatively rich landscape despite its agricultural use, this is due in part to the number of woodland strips, hedgerows that bisect the site. 4 Based upon comment 3 (that despite the agricultural use both the Grove road site and other sites in Tring have significant biodiversity value) I fail to see how Biodiversity Net Gain, a requirement as part of the Environment Bill, can be delivered on the proposed development areas. 5 I have not seen that an 'Appropriate assessment for plans' has been undertaken in respect of the Chilterns Beechwoods SAC (Special Area of Conservation)
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	<p>My comments specifically relate to Tring and surrounding areas</p> <ol style="list-style-type: none"> 1 No Biodiversity studies have been undertaken since 2011, hence how can the new local plan be well informed and robust. No robust evidence base. 2 Linked to the lack of a biodiversity baseline it is unlikely that ecosystem services have been taken into account. To be in live with the NPPF this will be required. 3 The area east of Grove road in biodiversity terms is a relatively rich landscape despite its agricultural use, this is due in part to the number of woodland strips, hedgerows that bisect the site. 4 Based upon comment 3 (that despite the agricultural use both the Grove road site and other sites in Tring have significant biodiversity value) I fail to see how Biodiversity Net Gain, a requirement as part of the Environment Bill, can be delivered on the proposed development areas.

5 I have not seen that an 'Appropriate assessment for plans' has been undertaken in respect of the Chilterns Beechwoods SAC (Special Area of Conservation)

Included files

Title Tring

ID EGS777

Person ID 1261281

Full Name Vanessa Aarons

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes

* No

Proposals and Sites Tring comment This will completely change the culture of Tring. This is a small market town that will be hugely impacted by this development. Why has the Dacorum Local Plan been implemented to so disproportionately affect Tring? The train station is already hugely busy/difficult to get on a train during some times in rush hour. I am really shocked to see that Dacorum council is allowing Tring to be destroyed. It's incredibly disappointing.

Yes / No No

* Yes

* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS780

Person ID 1144499

Full Name Mr Robert Emberson

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr01 - Dunsley Farm</p> <p>AS in the other parcels within the Tring Growth Areas this parcel is visible from the adjoining higher areas of the Chiltern AONB & from the old A41 & A41 Bypass, which are above the site. The suggested mitigation measures should retain as much of the rural aspects of the site by increasing the screening by additional trees & shrubs, to widen the screening hedgerows both surrounding and within the site. Provision should be made for a long term Management Plan to deal with this, and for a suitable environmental body to oversee this long term & to replace any failed trees etc.</p> <p>This parcel forms one of the important gateways to Tring when entering from the A41 Bypass Roundabout, the hedges forming the view on the right hand side, with on the left the Lodge & the attractive flint & brick walls of Tring Park. Thus the retention & enhancement of the screening hedges & any embankment of the grass verges will be crucial to the future appearance of the town to all visitors. Likewise the screening to Cow Lane which fronts the Pendley Estate.</p> <p>Tr 02 - New Mill</p> <p>Fine established hedgerows rich in shrub & tree species, both surround the site & divide the fields, which are vital for the existing & future bird populations. It will be highly beneficial if nearly all these can be retained undamaged in addition to the new proposed green infrastructure corridors linking to the retained adjoining countryside.</p> <p>Despite recent ploughing activity, the land has been very delightful & species rich meadowland. It will be of incomparable benefit both to the existing wildlife & to the prospective community if areas of this meadow can be retained, both for the delight of its floral value & as a habitat for butterflies & other insects. Long term provision would need to be made for its management as meadowland, by way of a Management Plan & suitable environmental body to administer it.</p> <p>Growth Area Tr 03 - East of Tring</p> <p>Marshcroft is a charming country lane that is enjoyed everyday by large numbers of walkers & families seeking relaxing walks in delightful surroundings leading down to the Grand Union Canal, with its unique canal bridge & out into the open countryside with the beechwoods of the Chiltern AONB beyond (Aldbury Nowers nature reserve, Pitstone Hill, Ivinghoe Beacon & the lovely Aldbury valley.)</p> <p>At all costs the country nature of this enchanting lane must be preserved & the road not metalled with suburban kerbstones.</p> <p>The proposal of a green corridor along Marshcroft lane linking a new woodland area created flanking the existing woodland to the NE of the site above the canal is to be warmly welcomed. The woodland will enclose the existing footpath which</p>

currently runs entirely from Bulbourne to Station road. Cycles can use the canal towpath & the path to the north of the canal. The Marshcroft corridor can be widened with more flanking woodland to ensure its existing character is fully screened.

Marshcroft Lane is flanked by hedgerow & trees & forms a vital corridor for large population of varied birds throughout the year where they enjoy welcome shelter, especially in hard weather. Of course the hedgerows also provide habitat for other varied wildlife & in particular there is a substantial population of an interesting large insect, the Bloody-nose Beetle, *Timarchia tenebricosa*, numbers of which may be seen ambling across the lane at times in the summer. Wildlife surveying will doubtless reveal much else of interest.

If a link road is thought necessary to join the two halves of the area (which is neatly divided by the lane), it would appear necessary that Marshcroft Lane be bridged over the link for two reasons:-

A) To prevent the much increased vehicle traffic

entering Marshcroft Lane & destroying its quiet rural character. Presently only a very few vehicles use the lane to get to Marsh Croft Farm & to the couple of properties near the canal.

B) To preserve the continuity & safety of the lane for walkers & cyclists & for wildlife.

Suitable measures would be needed to ensure the link road is not used as a run-through by lorries, vans & heavy traffic as presently happens along Cow Lane to reach the A41 bypass

So far as flood measures are concerned; with the heavy rainfall we now experience, parts of the site regularly remain flooded each winter. Apart from the soil type, much of this appears due to damage to the soil structure by compaction caused by modern farming methods, including growing of maize, which could be much improved by incorporation of compost & plant matter, to increase the worm population.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS803
Person ID	1261303
Full Name	Mr Charles Lane

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS809

Person ID	1261349
Full Name	MR RICHARD LANE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS810
Person ID	1261350
Full Name	MRS KERRY BELL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS813
Person ID	1261352
Full Name	MR JAMES GROUT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Building the houses in Tring will ruin the natural outstanding beauty. The land is classified as greenbelt for a reason, it is more important to keep the natural environment untouched and it is highly valued by the community. The open greenspace has been particularly invaluable for mental wellbeing and mental health during the time of the coronavirus pandemic.</p> <p>The existing houses on Icknield Way do look good next to the open views, but building more houses will not give the quality or value you think it will, but will only result in them becoming less desirable. A level of excessive building like 3,000 new homes will only ruin the quality of Tring as a nice place to live in, and so there will only be no sense in it. Our greenbelt is more important. There is far more value in the greenbelt land and it would be better for all if it was left as it is. The greenbelt boundary should not be crossed.</p> <p>And so, on the other areas of Tring like Dunsley Farm, new houses would not fit in with the houses there either and will only exemplify the reasons why green open spaces should be left as they are.</p> <p>It would also destroy the character of Tring as a small town and we don't have the infrastructure to support this level of development. Tring wouldn't be a nice place to live anymore, nothing about building on our Area of Outstanding Natural Beauty can be justified.</p> <p>The roads are also already really busy and in appalling condition, we won't have enough doctors, or parking, or schools and the town will be altogether too crammed.</p> <p>We also need our fire station, it is not right to risk getting rid of it on any level.</p> <p>We understand we have to have some new housing, but the scale of your plans need to be dramatically reduced.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS818
Person ID	1261432
Full Name	MS ROSE HENDIN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS820

Person ID 863317

Full Name Mr John Allan

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment

Tr01, Tr02, Tr03 and Tr06

The proposal for 2,700 houses is far too large for a small Town like Tring. It will totally alter the character of the Town and put a large strain on the basic services such as the High Street and car parks, the Memorial Garden, play areas, parking at Tring Station and open spaces.

The provision of extra schools and medical facilities will not lower the strain on these areas, it will only increase them.

Such new houses as are eventually built must have a high proportion as affordable or for rent. Part ownership schemes should be encouraged.

The sites above will demolish many very ancient hedges - some at least 800 years old and remove open space and green belt.
The development should be sympathetic to the landscape and not exceed 1000 houses.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS823

Person ID 1261356

Full Name MRS ELAINE TIPTON

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment

i am opposed to the development of proposed site Tr01
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Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS829

Person ID

1260562

Full Name

DAVID WILDE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

TR03:
This area is much too big as explained in my answer to Q2.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS835
Person ID	1145485
Full Name	Mr matthew partner
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

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Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS836

Person ID 1261424

Full Name MRS LEAH DUFFIN

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring comment i am opposed to the development of proposed site Tr01
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There are no suitable local alternatives

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Yes / No
*** Yes**

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS837
Person ID	1261427
Full Name	Mrs Sarah Filby
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives.</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Tring residents struggle to get GP appointments with the current level of population, proceeding with the development will put this service under increased strain.

Tr01 will devastate Tring, destroying much needed Green Belt. We live in a world where we nature is struggling and we must do all that we can to protect trees and wildlife, for generations to come.

Tring is a market town, it should stay that way.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS838
Person ID	1261430
Full Name	Mr Gordon Dutch
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p>

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Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS839
Person ID	1261433
Full Name	Ms Annie Ottaway
Organisation Details	Senior Biodiversity & Planning Officer Berks, Bucks & Oxon Wildlife Trust
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	

Proposals and Sites Tring comment

Allocations Tr02 and Tr03

These allocations are on the Buckinghamshire border and in particular are within 200m of our flagship College Lake Nature Reserve (NR) which is also a designated Local Wildlife Site and a geological SSSI.

College Lake has become an increasingly popular destination for people to come and enjoy the natural environment. The rare habitats and species now found here are sensitive to disturbance, and so we carefully control visitor numbers to the site to balance the favourable management of the wildlife with allowing people access to enjoy nature. Dogs (except assistance dogs) are not allowed on site in order to protect the wetland birds which are sensitive to such disturbance.

During peak times the site is frequently at capacity. Currently, due to the relatively isolated location of the site, the main mode of transport used by visitors is car. The recreational pressure at the site can therefore be controlled by limiting the available car parking and closing the car park when the site reaches capacity.

These allocations to the east of Tring would place around 4,500 new residents within easy walking distance of College Lake NR. We believe that the potential for such an increase in recreational pressure at the site would lead to significant harm to the wildlife and natural habitats for which the site is important and be extremely difficult to manage.

We therefore request that to avoid these site allocations having a significant negative impact on College Lake NR, the following mitigation measures are specified within proposed policy SP24 and under the site-specific requirements for sites Tr03 and Tr02.

1. Within the green and blue infrastructure, a minimum of 40ha will be provided as a nature reserve or natural area to be managed for the benefit of wildlife and enabling people to enjoy nature.
2. The footpath and cycle-path network is designed to direct people to the on-site nature reserve, with no or limited access out onto Bulbourne road to dissuade large numbers of additional pedestrian visitors to College Lake NR.

The purpose of these site-specific measures is to provide alternative natural space and to alleviate pressure on College Lake NR which is already at capacity in terms of visitor numbers.

The NERC Act (2006) places a duty on LPAs to have regard for biodiversity in decision making and in particular to conserving priority species and habitats – a number of which can be found at College Lake NR. In addition the NPPF paragraph 174 states that plans should safeguard local wildlife-rich habitats.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring Other Sites comment

Included files

Title Tring

ID EGS840

Person ID	1162364
Full Name	Chris Pike
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am staggered.</p> <p>3000 houses on green belt land, an increase of 55% but also demolishing the auction house, fire station and market square car park.</p> <p>All I can say is that you have gone mad.</p> <p>I'll be fighting this all the way.</p> <p>I hope this development with be nitrate and phosphate neutral.</p> <p>This is not a measure increase in development this is just downright over the top.</p> <p>I assume there will be new schools, new doctors, more space in the railway car park for all the commuters? No of course not.</p> <p>Totally shocking.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS843
Person ID	1261434
Full Name	Mrs Louise Harper
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	TR03: This area is much too big as explained in my answer to Q2.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS848
Person ID	1261438
Full Name	Ms Emma Steel
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

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The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

The ability to walk from the town to open fields, the canal and then on to the chiltern hills is one of the things I love most about living in Tring, particularly during these COVID times. I walk that way every day. The proposed developments would significantly impact my way of life and my mental health.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS849

Person ID 1261439

Full Name Miss Charlotte Crane

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**

* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS853
Person ID	1259318
Full Name	Anna Ashwell
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am commenting on the proposals for Tring.</p> <p>I am pleased to see that things such as access to shops, sports facilities and schools have been considered in the Tring proposal, all of which are necessary now even without the proposed increase in population.</p> <p>If the development is to go ahead then it is essential the the council secure assurance from the commissioners in NHSE/I that additional dental and medical services will be commissioned to meet the needs of the increased population. We already have issues with access to NHS dental care in Tring. Lack of additional health services will increase inequalities as those who do not have access to a car or who are unable to afford private care will be the ones who are unable to access care. The development should not go ahead unless these services are also commissioned.</p> <p>The number of new houses proposed for Tring seems out of proportion to the current size of the town. The development would increase the population by approximately 50%. The development planned for the other towns in Dacorum is not on this scale. The infrastructure proposed to support this population is not sufficient e.g. replacing parking spaces like for like will not meet the need.</p> <p>There is no mention of increasing public transport services, better cycle routes/pathways to the station or parking at the station, all of which will be essential.</p> <p>I am concerned that virtually all of the housing planned for Tring is on green-belt land which borders AONB. This green space is essential and well used and the pandemic has demonstrated how the need for such spaces is essential and their numbers should be increased and not decreased.</p> <p>Substituting a thin strip of green land by the canal is no replacement for the many acres being lost.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS856
Person ID	1261441
Full Name	Joanne Kempster

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I have just received a flyer regarding the enormous proposal by Dacorum Borough Council to increase the number of housing in our town of Tring by 55%! We do not have the infrastructure in place to support the number of houses at the moment, so we will not be able to sustain 50% more.....schooling and doctors to mention a couple of points. I hope that you will reassess your proposals and rethink where you wish to build these new houses.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS859
Person ID	1261445
Full Name	Mr Sim Bowman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	I am opposed to the proposed development of land between Tesco's and Cow Lane and also between Grove Road and the canal towards Tring station.

These developments, along with the the current development of land at the Aylesbury Road end of town, will almost double the size of Tring, causing irreparable harm to the unique character of this small historic market town, which must be preserved for current and future generations. Tring will be overwhelmed and will become intolerably busy and it's infrastructure put under unbearable pressure. It will destroy the beautiful landscape on the entrances to the town, which are surrounded by the Chilterns Area of Outstanding Natural Beauty.

Development of land between Tesco's and Cow Lane.

A new major road junction is proposed for the already totally unsuitable Cow Lane. Cow Lane is already a seriously compromised road with several problems which will be hugely exacerbated by the substantial increase in local residential traffic, including those accessing the A41 from the Grove area. The first problem occurs during the football and rugby season when traffic on games days (and training days) increases massively. The sports grounds car parks are totally inadequate and when full, cars are then parked dangerously on every available grass verge the whole length (and beyond) of Cow Lane. The widened footpath adjacent to the pitches is also used as a car park, totally blocking it's use by pedestrians. Children are unloaded directly onto the busy, dangerous road - it's just a matter of time before there is a fatality. When the footpath is full! cars are double parked in the road causing more congestion. The other problems are at either end of the road. They are very difficult junctions and are recognised accident blackspots - there have been two serious accidents (cars written off) in the last few weeks. The proposed new development and the obvious substantial increase in traffic volume will make these junctions ever more dangerous.

This development will also destroy the public footpath that traverses the land. It is a well used thoroughfare for people who live in the Grove area of Tring wanting to access Tring Park and the Chilterns surrounding Wigginton. It would be a travesty to lose this footpath and should be preserved at all cost.

This development, if it does go ahead, should be substantially downsized and access should only be from London Road.

Development of land between Grove Road and the Grand Union canal.

This is a massive proposed development and totally unsuitable for the town and it's infrastructure, especially the schools.

The Grove Road area is currently best described as semi-rural with direct access, via Marshcroft Lane, to the National Trust's Ashridge estate and the tow paths of the Grand Union canal which lead on to Tring Reservoirs. This lane is always busy with numerous ramblers and dog walkers which the new development would completely disrupt, if not destroy, forcing people to drive to local walking spots, it would be a disaster for the residents of the Grove area.

On the basis that the average car ownership per household in the uk is 1.2, and probably nearer 2 (or more) in this area, this development alone would produce an additional 2800 to 3000 cars in and around Tring, which would overwhelm the High Street and the surrounding car parks.

In summary, I strongly object to the scale of development proposed for this lovely small market town. It would almost double in size by area, introduce around 4000 new cars and increase it's population by over 5000 residents which would completely overwhelm the schools at all levels and irreparably damage the rural character of the town. I believe a scaled down version of the development between Tesco's and Cow Lane ONLY, with access only on London Road, may be sustainable and bearable for the town's infrastructure. I believe the proposed development of the area beyond Grove

Road would completely overwhelm the area and wreck the character and sustainability of the town. I urge the planners to totally reconsider their ideas for Tring. Please do not ruin our town.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS860

Person ID 1261447

Full Name Mr Steven Mckane

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

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Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS898

Person ID 1261504

Full Name Nicholas Hankey

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Tring
comment

Tring is a perfect sized town where all residents can walk into the countryside in a matter of minutes. Tring is a united town. Most people use Tesco, children go to the High School, use the local restaurants etc. The proposed expansion will fragment this unity as the new marginal areas will not integrate (as has happened with Fairford Leys in Aylesbury). There is pressure to build ore homes, but as stated before does the plan take into account the exodus of 700,000 from the Southeast in the last year and would pro active provision of specialist homes for older people help free up houses for those coming behind?

The plans would change the unique character of the historic market town and make it a very different place to live.

Tring TR01

The public right of way across the farms is of enormous recreational benefit to numerous walkers and joggers. It is one of the popular routes to access the countryside. If built upon, this will go. If the plans have to go ahead a broad swathe of countryside should be protected on either side of the right of way to save this amenity. You can see the stars on a clear night and watch owls. These will all go.

Tring School is being rebuilt. There were rumours of it being knocked down and built at Dunsley, but surely that cannot be the case. Unsure what school placed here would help the rest of the town.

Tring TR02 & TR03

Marshcroft Lane is the promenade of Tring with a steady succession of dog walkers, joggers, walkers and cyclists using the lane to access the canal or just to get a brisk walk for exercise. If this plan has to go ahead this needs to be saved with swathes of green on both sides.

The new houses must be integrated into the rest of Tring – not accessed just from Station Road and Bulbourne Road as marginalised ghetto with its own school, shops etc. If Tring has to have this development it must be sensitively integrated.

There should be a neighbourhood centre with surgery, school, basic shops and car parking.

The development must include a mix of housing : larger homes specified for the new home workers, bungalows and retirement clusters for the elderly and all along wide treeline roads that reflect the countryside destroyed. Not cramped together like a medieval Sicilian hill top town.

Tring TR04

A school needs to be on this side of town as Goldfield cannot accommodate the future resident of Roman Park.

It would be interesting to know how many houses in Roman Park are sold to landlords. This surely is not what the town needs.

Tring TR06

This is very poorly thought out.

The old market area on Brook Street is underutilised, but this is not what should replace it.

The plan calls for “an attractive and valued built and historic environment”, but calls for the demolition of the charming old auction office. Another supermarket on this site is not needed – it will compete with the very well stocked Morrisons over the road and be more of a drain on the high street.

Tring is renowned far and wide for its Auction House, which also is sacrificed.

Finally the Fire Station should be in the centre of town?

Yes / No

* Yes

* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS900

Person ID 1261519

Full Name Stephen Tipton

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS911
Person ID	1261528

Full Name	Mr Ian Tarrant
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am absolutely opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by and part of the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the small, historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>There is currently a huge housing site in development in the north west of the town which, when completed, will already place services, schools and shops under far more pressure.</p> <p>If more building on this scale is approved, Tring will be swallowed up by development, which is already destroying the beauty and appeal of this small market town.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity.</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS912
Person ID	1256601
Full Name	Malcolm Rogers
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I wish to comment on the DBC Strategic Plan for 2020-2038, in particular with regard to TR06 – Tring Brook Street and Museum area</p> <p>1 Destruction of Heritage</p> <p>The plans would require the destruction of an attractive, historic and valued Town Museum. This has required many years of work by committed local volunteers, and substantial donations from residents, businesses, charities and public bodies. There are no plans (other than a general comment to relocate the museum) to construct a replacement museum, and many of the source of funds would be closed to us in view of the Council's intentions – why should they risk their funds again?</p> <p>1 Suitability of current building and position</p> <p>The current building has historic value, and is an attractive area close to the town centre. Although not currently used as a market area, there is an attractive open space, and the nearby Auction Rooms attract many visitors to Tring. Once the country returns to near-normality after the pandemic, we will need to attract visitors back to Tring, both to help businesses, and as a tourist attraction. Replacing this attractive and historic area with a supermarket will greatly detract from the appeal of Tring.</p> <p>It should be stressed that the success of its restoration to its original appearance and its conversion to a museum was Highly Commended in the Chilterns Design Awards;</p> <p>The Society that operates the Museum has a viable option to extend it; instead, this plan would mean starting again from scratch. These plans for the current museum build upon a highly satisfactory, symbiotic relationship with Tring Town</p>

Council, especially the favourable rent, and the expectation of renewing the lease in 2026 for a further 20 years; this gives the Society confidence to plan ahead;

No reason has been given as to why the building should not be retained on the present site, designed into the proposed development and form an attractive element of it; the Society understands that there might be attractive ways of making alternative use of the flat area recently used for the farmer's market.

1 Risks and drawbacks of the proposed relocation

From the little information included in the Strategic Plan, there would be considerable uncertainty of the future tenure and the possibility of finding ourselves the lessees of a different and less favourably disposed landlord with a commercial outlook and no commitment to public service. It seems quite possible that an unaffordable market rent would be expected of us for a new building;

The huge amount of work entailed over 24 years in bringing the only public local history museum in Dacorum into existence, largely achieved by volunteers, all of which could be wiped out;

An enforced move would create great disruption to our activities, and the Society's credibility and reputation. The Society would most probably need to start again and re-apply for the standard of Accreditation, which it is on the verge of achieving.

A massive unwonted burden would be placed on our wholly voluntary organisation to put any relocation into effect, requiring great effort merely to regain the status quo. This effort could instead be devoted to developing the present museum. Even if this could be done, there is a distinct possibility of having to settle for a less satisfactory building on a less advantageous site, with no scope for future enlargement.

If agreement could not be reached on the relocation of the museum, or sufficient capital to fund it, the Society may well find itself homeless when the current lease expires. The Society is a voluntary, unincorporated society with no equity in the present building and insufficient resources to establish a new museum elsewhere on the site;

1 Wider aspects of the proposal

The case for a new supermarket in the town centre is debatable and unproven. The growth in online grocery shopping brought about by Covid-19 may well be sustained into the future, making the concept of a physical supermarket redundant. However, if the assumption is made that people will return to pre-pandemic shopping habits, it is unrealistic to believe that, with the town's population increased by 50%, existing car parking provision would be adequate for a new supermarket as well as for general town centre and museum visits.

The Society and Tring residents feel that future retail provision should be located where the future need will arise. Under this proposal, the residents of the vast new housing area east of New Mill and Grove Road (on which others have sent comments to the Borough) would have to come into town for their shopping, and even if much improved public transport is put in place, it is likely that the majority would drive there. Brook Street does not lend itself to additional traffic - the

one-way working necessitated by car parking opposite the Silk Mill could lead to long tailbacks and frayed tempers if more vehicles were using it. Neither does it lend itself to another road junction to serve the proposal site, bearing in mind the blind bend just to the north, the positioning of the petrol station and the very necessary pedestrian crossing, heavily used by schoolchildren, at the foot of Mortimer Hill.

The newly enlarged shop at the petrol station was probably not a factor when the plan was drafted, but it does to an extent militate against future needs for a supermarket.

For so long as TR06 is in place, even in draft form, it creates a presumption against approval should we apply for consent for our proposed Phase 2 building. If TR06 were to survive into the adopted plan, it does not necessarily mean that the redevelopment of the area would take place, especially if TTC did not wish it to happen. TTC's stance on TR06 is critical, and DBC should take clear note of their likely views on TR06 before deciding whether to maintain this damaging proposal.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS913

Person ID 1261427

Full Name Mrs Sarah Filby

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Tring residents struggle to get GP appointments with the current level of population, proceeding with the development will put this service under increased strain.

Tr01 will devastate Tring, destroying much needed Green Belt. We live in a world where we nature is struggling and we must do all that we can to protect trees and wildlife, for generations to come.

Tring is a market town, it should stay that way.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS918
Person ID	1261538
Full Name	Mr Tony Borrill
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS932

Person ID 1261544

Full Name Mr John Reed

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr03
It will destroy the beautiful landscape on one of the main open spaces of the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.
Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.
A new major road junction is proposed for the already totally unsuitable Bulbourne Road and at least one other new major road junction proposed for Station Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.
These new access points are exclusively on the North West and South East of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.
Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr02 is developed.

The area contains an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS937

Person ID 1261544

Full Name Mr John Reed

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

**Proposals and Sites Tring
comment** I am opposed to the development of proposed site Tr02

It will destroy the beautiful landscape on one of the main open spaces of the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Bulbourne Road and at least one other new major road junction proposed for Grove Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the North West and South West of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr02 is developed.

The area contains an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS938

Person ID 1261547

Full Name Mr David Pridmore

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring comment I am opposed to the proposed development of site Tr01 for Tring
It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. The nature of the town and its landscape will change irrevocably.
I strongly urge the local development planning team to re-assess this proposal and scrutinise the fine detail in respect of the following headings.
People, Place and Purpose.
People

The new development will add strain to existing services. Is the current or proposed infrastructure sufficient to provide the quality of life in terms of, Education : Tring Secondary School is currently at capacity does the plan allow for this increased population size and what discussions have taken place with the education providers?

Water: What is the projected total water supply need for this new population and how will this be met whilst not increasing the take from chalk aquifers?

What is the plan in terms of increased public services and transportation and what are the sustainable plans to limit car use and vehicle emissions?

Place and Purpose
Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives. This land currently acts as a carbon store, this green aspect is not of low value but is highly valuable in terms of well being, carbon storage and make Tring's periphery what it is. We cannot lose this semi rural aspect. The plan shows no regard to this.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance. We should be a beacon for low impact and sensitive development in a globally important chalk down area.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title	Tring
ID	EGS945
Person ID	1261549

Full Name	Mrs Joanna Mclaughlin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am 100% rejecting this development on many levels Tring as it is cannot sustain and support the amount of people that are now living here, we do not have enough schools doctors let alone a big enough hospital for emergencies!</p> <p>We do not want to become a large town/city that is full of numerical colour by number houses and large chain shops. We need to preserve the beauty and nature we have around this town and we need to look at restoring derelict properties and enhance what we have.</p> <p>We cannot keep enlarging and building as this will ruin the way of life that so many have enjoyed and should enjoy. I am not saying go and build somewhere else i am saying don't do that either. We have had too many new builds developed already thats enough no more.</p> <p>It is not environmentally in anyway a good thing to take more habit to build on when will we learn and realise we are killing everything that is good and thats naturet which we need to survive on this planet.</p> <p>We need sympathetic developments where we modify and make what we have work better NOT destroying and adding When will we realise money and greed are not what we need we need to be kind and help nature survive and help humans to enjoy the countryside and live in a small town as thats what we expect in living here.</p> <p>This is so wrong please realise this and stop. If you are the developer I suggest you take a long hard look at yourselves and if you have families realise you are concreting and ruining any chance that have in a future STOP STOP STOP</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS953
Person ID	1261551
Full Name	Mrs Susan Mckane
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS956
Person ID	398662
Full Name	Mr Andrew Ray
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Where can i find resources on the climate change sustainability of the Tring development such as insulation levels, air and ground source heat pumps, solar PV and hot water.</p> <p>Also have the planners taken into account parking and electric car charging provision unlike the disaster at the former RAF Halton development.</p> <p>Otherwise i believe this development will substantially benefit the Town</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS960
Person ID	1154035
Full Name	TONI DUTCH
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS961
Person ID	1261553
Full Name	MRS HELENE BURBIDGE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Tring is a lovely place because it is a small market town. Doubling the amount of dwellings would destroy its character and make it just another place.

At a time when we need to save our planet, destroying the countryside is the last thing we should be doing. Have you ever walked down Marshcroft Lane and enjoy the vast amount of birds singing in the hedges? The hedgerows are disappearing and yet you want to build over them. Blackberries, sloes and other berries, which are essential food for our winter birds (as well as for people's jams, crumbles and gin recipes) can be found there in abundance. Once gone, they are lost forever!

So please, THINK AND LISTEN before you act and do not destroy what we have. We are the people living here, it is our home.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS965
Person ID	1261558

Full Name	Mrs Kate Lyes
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS974

Person ID 1261593

Full Name Mr Russell Parker

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I am writing to formally object and lodge my concerns over the disproportionately huge planned development of the Dunsley Farm site in Tring.

As the current custodian of the grade II listed London Lodge on london road, this property will be massively impacted by such a large scale and I'll thought through development.

As it stands, the old lay-by that ran to the now defunct ODDY Hill, is already used as a turning point for HGV's, and an unofficial taxi rank for cab drivers from Aylesbury. The addition of a building site and subsequent housing estate on such a scale would only deepen this traffic issue.

Furthermore my driveway is used as a turning circle for list drivers, or people dwelling in their vehicle. The development and subsequent increase in traffic on the london road would add to this misery.

As a listed property I am concerned of the negative impact the building would have on the foundations of a house that's stiff undisturbed for 150 years.

The drop on air quality, the increased traffic into the town, the loss of hedgerows, the unnecessarily large scale of the plans, the seeming lack of infrastructure provisioning, the loss of green belt land and so on are also huge concerns that will act to the detriment of the area.

I would very much like to know how you plan to address these issues and how you justify the size of this proposal in such proximity to a listed property.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS981

Person ID 1261604

Full Name Karin Voller

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment	<p>The approach to Tring past the Dunsley Farm area has always given such a lovely introduction to this vibrant countryside town. The footpath from Station Road through to the roundabout creates a vital access point to the Tring Park area. Given how challenging parking can be for Tring Park, this is by far the easiest access point to the park for those on the Eastern side of town. For them to access Tring park by road it requires driving and parking in Wigginton, a lovely village which would not benefit from hundreds of cars trying to park in the small lanes, or driving through Tring town centre, creating additional traffic, and then further adding to the parking issues for Tring park on the roads to Hastoe. to lose this footpath would be devastating for the community on this side of town. At a time when mental health is so important, access to the countryside has always been one of the main draws of a town such as Tring. To lose that identity for the vast numbers of houses being suggested, would completely change the feel of the town as it is currently, and its ties to the rural community.</p> <p>The development of the land either side of Marshcroft Road, and subsequent building of 1400 houses is completely out of step with the size of the town currently, and the rural market town feel, which the community works hard to uphold. to lose this green space, and access to the Ridgeway, particularly when considered in conjunction with the loss of access to the Tring Park area due to the development on Dunsley Farm, would create an urbanised, developed concrete jungle on the Eastern Side of town. These footpaths are used by hundreds of runners and walkers, and the tow path by hundreds of cyclists also, making a safe area for people to access the countryside and access the neighbouring towns of Berkhamsted and Wendover. Development on the scale being discussed would completely alter this area as an access point to the countryside.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS991
Person ID	1261624
Full Name	Simon James
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

* Yes	
* No	
Proposals and Sites Tring comment	<p>Comments in regards to Dunsley Farm and East of Tring.</p> <p>These development are on a vast scale to the current size of Tring. Tring as a small community is already struggling with the increased number of new houses being built, both in terms of infrastructure and amenities.</p> <p>These proposed sites would cut off large parts of Tring from walking access to the countryside in surrounding areas such as the Chiltern Hills near Tring Park. There is absolutely no consideration for the environment in these proposals, since the proposals inherent in their nature themselves will have a huge negative impact on the land and wildlife in an AONB with no realistic way of mitigation.</p> <p>The proposals also will put further pressure on the countryside and surrounding villages, they also open up the possibility for endless housing development to follow in their wake.</p>
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS996
Person ID	1162364
Full Name	Chris Pike
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	<p>I am staggered.</p> <p>3000 houses on green belt land, an increase of 55% but also demolishing the auction house, fire station and market square car park.</p>

All I can say is that you have gone mad.
 I'll be fighting this all the way.
 I hope this development with be nitrate and phosphate neutral.
 This is not a measure increase in development this is just downright over the top.
 I assume there will be new schools, new doctors, more space in the railway car park for all the commuters? No of course not.
 Totally shocking.
 Why knock something down i.e. the museum, auction house etc. why not build what ever you are planning to build on this site on a green field site?
 Its always congested by the mini roundabout and opposite the petrol station anyway.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS997
Person ID	1261643
Full Name	Mr John Hawkes
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The proposed residential development of land from Marshcroft Lane to Grand Union Canal in addition to the development now in progress off the Icknield Way is excessive and likely to spoil the character of this small market town
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS998
Person ID	1261644
Full Name	Nicola & Nick Sharp
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I want to express my concern about the plan to build so many houses in east Tring, in effect merging Tring with the hamlet of Tring Station and vastly extending the size and population of Tring, a small market Town.</p> <p>As well as the loss of fields, greenery and farmland, that frequently floods in places and should not be built on, Tring is not supposed to be that big. The majority of its residents chose to live here for the size of town it is currently , not the town as planned. Tring already struggles to serve the current residents and in normal times the station Carpark is full very early in the morning, and the town Carparks always full on market days etc meaning it is hard to find a space if driving in from local villages. Dentists and doctors are also very busy always and hard to get appointments at currently . The houses should not be allowed anyway, due to their negative impact on the size of town, pollution and the environment.</p> <p>We can also not allow more people to move in as you have no plans for new facilities except a supermarket and school. I see you only plan to offer the same amount of parking spaces in the market Carpark yet you plan to build all these extra houses. Ridiculous.</p> <p>The local roads are also busy in normal rush hours and not built for increased local population. We do not want the extra pollution that would be produced.</p> <p>The proposed houses should not be built in Tring and I strongly object to these plans.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1005
Person ID	1261650
Full Name	Mrs Kirsty Drury
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed sites Tr01 and Tr03</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. The views from the area and especially from Station Road across the Chiltern Hills will be ruined irrevocably.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. The plans are totally disproportionate, with Tring being overburdened with new buildings compared to other parts of Dacorum. No doubt the attractive house prices in the area have contributed to this unethical outcome.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 and Tr03 are developed. This is especially critical to residents of Tring Station who will find that our only access road cannot be crossed by our children and our lives will be blighted by increased traffic noise. The two separate sides of the road will be divided and we will lose our tight knit community.</p> <p>The plans for managing commuters using Tring Station on a daily basis are incredibly naive and will lead to building having to be carried out within the Area of Outstanding Natural Beauty to accommodate the cars who wish to park at the</p>

station. There is historical evidence to show that this will be the case and people will not switch to alternative modes of travel in this area.

Both Tr01 and Tr03 are home to a wide variety of wildlife, flora and fauna which these developments would destroy forever. I am opposed to this type of extensive building on green belt land for this very reason.

The area containing Tr03 is subject to annual flooding and plays an important part in managing excess water in the area. Any disruption to this arrangement places additional risk on the surrounding existing houses.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1009

Person ID 1261434

Full Name Mrs Louise Harper

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment TR03:

This area is much too big as explained in my answer to Q2.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1012
Person ID	1261653
Full Name	JULIE FAWCETT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I live off Brook Street and traffic levels are already becoming unbearable, Tring simply does not have the infrastructure for such major development.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1013
Person ID	1261654
Full Name	Mrs Jeannette Innes-Dent
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1014

Person ID 1259830

Full Name Alanna Preedy

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am writing to let you know that I strongly disagree with the proposal for increasing the number of houses in Tring. This will be built on the greenbelt and we feel is an unnecessary development. It is on the edge of an Aonb and is an excessive development.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1016
Person ID	1261655
Full Name	LAUREN PRESTON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1018

Person ID 1259860

Full Name Mark Fawcett

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment

am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I live off Brook Street and traffic levels are already becoming unbearable, Tring simply does not have the infrastructure for such major development.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title	Tring
ID	EGS1019
Person ID	1261656
Full Name	MR NEIL FRASER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1020

Person ID 1152615

Full Name Duncan Marriott

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01
It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.
Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.
A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1021
Person ID	1261657
Full Name	Mrs Jacqueline Farrow
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p>

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1022
Person ID	1261658
Full Name	MR PETE DRURY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

<p>Proposals and Sites Tring comment</p>	<p>I am opposed to the development of proposed sites Tr01 and Tr03</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. The views from the area and especially from Station Road across the Chiltern Hills will be ruined irrevocably.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. The plans are totally disproportionate, with Tring being overburdened with new buildings compared to other parts of Dacorum. No doubt the attractive house prices in the area have contributed to this unethical outcome.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 and Tr03 are developed. This is especially critical to residents of Tring Station who will find that our only access road cannot be crossed by our children and our lives will be blighted by increased traffic noise. The two separate sides of the road will be divided and we will lose our tight knit community.</p> <p>The plans for managing commuters using Tring Station on a daily basis are incredibly naive and will lead to building having to be carried out within the Area of Outstanding Natural Beauty to accommodate the cars who wish to park at the station. There is historical evidence to show that this will be the case and people will not switch to alternative modes of travel in this area.</p> <p>Both Tr01 and Tr03 are home to a wide variety of wildlife, flora and fauna which these developments would destroy forever. I am opposed to this type of extensive building on green belt land for this very reason.</p>
<p>Yes / No * Yes * No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	

Title	Tring
ID	EGS1023
Person ID	1261659
Full Name	Mr Philip Marriott
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>There are insufficient plans for the extra infrastructure needed, such as supermarkets, Doctors' surgeries and schools</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1024
Person ID	1261658
Full Name	MR PETE DRURY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed sites Tr01 and Tr03</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. The views from the area and especially from Station Road across the Chiltern Hills will be ruined irrevocably.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. The plans are totally disproportionate, with Tring being overburdened with new buildings compared to other parts of Dacorum. No doubt the attractive house prices in the area have contributed to this unethical outcome.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 and Tr03 are developed. This is especially critical to residents of Tring Station who will find that our only access road cannot be crossed by our children and our lives will be blighted by increased traffic noise. The two separate sides of the road will be divided and we will lose our tight knit community.

The plans for managing commuters using Tring Station on a daily basis are incredibly naive and will lead to building having to be carried out within the Area of Outstanding Natural Beauty to accommodate the cars who wish to park at the station. There is historical evidence to show that this will be the case and people will not switch to alternative modes of travel in this area.

Both Tr01 and Tr03 are home to a wide variety of wildlife, flora and fauna which these developments would destroy forever. I am opposed to this type of extensive building on green belt land for this very reason.

The area containing Tr03 is subject to annual flooding and plays an important part in managing excess water in the area. Any disruption to this arrangement places additional risk on the surrounding existing houses.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1027

Person ID 1261196

Full Name David Boulton

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

<p>Proposals and Sites Tring comment</p>	<p>I am opposed to the development of proposed site Tr01.</p> <p>A development of this scale would substantially change the character of this Market Town and destroy the historic nature and features. Tring would no longer be a Market Town.</p> <p>The very character and nature of our beautiful Market Town would be lost by such a large-scale development. We have a young family growing up in Tring and moved here 18 years ago to be in the countryside and part of an Historic Market Town. This development would rip that character out and destroy everything we saved and worked for so that we could be a part of it.</p> <p>After any visit out of Tring to a larger town (Hemel / Aylesbury) I always feel a weight lifted from my shoulders as I enter Tring through the main entrance surrounded by farmland and nature. This proposal will lose that beauty and nature for ever.</p> <p>Tring is already at its limits with Parking, Shopping, and entry/exit into the Town, any such developments would push Tring over the edge as far as capacity is concerned. Currently Tring does not suffer the stress of trying to find a parking place when motor travel is essential, but with such a large influx as this, this situation will deteriorate rapidly.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses, and visitors. These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much-appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives. The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
<p>Yes / No * Yes * No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	

Title	Tring
ID	EGS1028
Person ID	1258916
Full Name	Victoria Corderoy
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I have serious concerns about the strong potential for flooding risks to be increased with all the additional developments planned. There is clear evidence from new developments in Dacorum of flooding being an issue already in new houses that havent even been bought for the first time yet. This combined the vast loss of green natural areas for water to soak into brings me to strongly question the validity of any flood mitigation research and subsequent plans that are put into place for all of these development plans.

Adding a second supermarket into the town within such close proximity of the one that is already in place and is literally planned to be at the very entrance to the high street i also consider to be unnecessary. It is too close to Tesco already in place and the risk to our local lovely high street shops will be horrendous to them.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1029

Person ID 1261662

Full Name Mrs June Courtney

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>I am most concerned about the lack of infrastructure to support such a big increase in residents. The area proposed for the build is currently used a great deal by local people taking exercise and fresh air and there is no alternative place to do that.</p> <p>Halton RAF camp which is currently being disbanded would be perfect for a new town, big enough to accommodate new shops, hospital (upgrade the one already there) school etc.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1030

Person ID	1261663
Full Name	Mx C R Peplow
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS1033
Person ID	1261664
Full Name	MR ALEXANDER HALL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

To just build over the areas like the original farmers market and think that the fire station can be 'repositioned' elsewhere is madness.

This is Tring, a Market town.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1036

Person ID 1261666

Full Name Margaret Cooper

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment** At the moment Tring is a very pleasant small market town. The development proposed would alter its character beyond repair. It would gobble up nearly all of Tring's green belt. This land gives Tring its character and provides important "breathing" and leisure space for Tring residents. Why are you wanting to build so intensively on Green Belt?

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1037
Person ID	1261666
Full Name	Margaret Cooper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The whole country is trying to preserve green space at the moment to help climate change, wildlife etc.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1038
Person ID	1261666
Full Name	Margaret Cooper
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The centre of Tring is small with a limited amount of space for shops and amenities. The 2,731 houses proposed could increase Tring's population by approximately 10,924 people, allowing for 4 people per household. Where would they park (you propose removing a large car park), therefore how would they shop and go about their business every day?
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1039
Person ID	1261666
Full Name	Margaret Cooper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	We would lose our fire station and auction house, which provide imported safety and character to the town.
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1040
Person ID	1261666
Full Name	Margaret Cooper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Tring is smaller than Berkhamsted but has a larger number of houses proposed. Why?
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1041
Person ID	1261666
Full Name	Margaret Cooper
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The main Doctors' surgery in Tring, Rothschild House, is already packed to the brim with doctors, has no space for expansion, has very little car parking which is already inadequate and is at the opposite end of the town to the suggested development. The New Surgery would need expansion and may still not provide enough capacity.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1042
Person ID	1261666
Full Name	Margaret Cooper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Both Station Road and Bulbourne Road are narrow and only just cope with the traffic now. Station Road is too narrow, badly lit, floods when it rains and is the main road to the Station.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS1043
Person ID	1261666
Full Name	Margaret Cooper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The station car park has been extended once and is now full again. Extension on adjoining land was refused in the past, so where are all the new cars going to park when they want to commute?
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1044
Person ID	1261666
Full Name	Margaret Cooper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

* Yes	
* No	
Proposals and Sites Tring comment	There is not much employment in Tring, nor room to put much more so most of the new housing would hold commuters. The present employment comprises small units with few employees and the small space proposed in the plan would not offer jobs to many people.
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1045
Person ID	1261666
Full Name	Margaret Cooper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	This plan is total overkill. There is one road down the middle of the Grove planned area - Marshcroft Lane - which was stated as being totally unsuitable for traffic when the last housing plan was refused. It has not changed and is still inadequate for a larger amount of traffic.
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS1046
Person ID	1261666
Full Name	Margaret Cooper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	On the plan proposed the only area which looks possibly suitable for some development (albeit on more green belt) is that between Station Road and the A4251 to Berkhamsted. This mixed area would not swamp the amenities in Tring and would enable the town to continue to function adequately. Anything more would be suicide for the town.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1047
Person ID	1261666
Full Name	Margaret Cooper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I would like to register my wholehearted horror at the proposed plan. Planners have obviously not even considered if the town could cope with this immense development and the loss of its green belt which has been protected for generations.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1048
Person ID	1261666
Full Name	Margaret Cooper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The development already going up on the Aylesbury side of Tring - Roman Park - is supposed to have affordable housing there. What is affordable to real people to enable our young people to continue to live in Tring? The prices of the houses there are way above most locals already. All developers seem to want to build large, expensive houses (more profit for them) and the affordable homes are merely flats, which are totally unsuitable for young families. We need to put a stop to these large expensive developments which ruin the places they occupy.
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1049
Person ID	1261667
Full Name	MR ROBERT FARROW
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

This proposed development of the addition of 2,700 houses would result in a population increase of at least 8,000 possibly as many as 11,000 onto a town whose current population is just 12,000 - this scale of increase of around 80% is not reasonable, especially as it will almost certainly not be accompanied by the same level of increase in facilities at the same time as decreasing the availability of recreational land by its development.

Sensible organic growth of towns is not only acceptable, but to be welcomed - this is neither sensible nor organic growth, it is the imposition of an unwelcome and hugely over-blown blight onto a historic market town.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1053

Person ID 1261666

Full Name Margaret Cooper

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am assuming that none of the planners live in Tring and have no idea how it functions!!! Otherwise they would not even consider putting forward this monster idea. We do need housing in this country but let us not ruin towns by bad planning.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1055
Person ID	1261672
Full Name	GLYNIS SUTTON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I object to the Tring local plan, in particular TR1-TR6. The Chilterns are an Area of Outstanding Natural Beauty and Tring is one of its most pleasant market towns. To add 55% more residents will absolutely ruin the character of the town and the villages around.</p> <p>With a climate emergency we absolutely don't need any more big roads around us, the A41 is very nearby which is already busy enough. Tring has busy schools and busy doctors surgeries, how can it take more people?</p>

There has not been given enough consideration for wildlife corridors and biodiversity, cycle paths. The area in question gives the current population the breathing space needed between Berkhamsted and Tring.

I appreciate that we will need some housing but it should be built to the highest environmental standards, aiming for carbon neutral builds and local energy supply. There should be a mix of bungalows, social housing and properties for first time buyers. We absolutely don't want any more 4 bedroom houses for people to buy up second homes. There needs to be the local infrastructure of water, sewage, road maintenance which we already struggling with.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1057

Person ID 1261339

Full Name Keith Hughes

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring
comment

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files	
Title	Tring
ID	EGS1058
Person ID	1146035
Full Name	Mr Julian Cacchioli
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Re: Dacorum Local Plan Emerging Strategy for Growth 2020-2038 Tring TR01, TR02, TR03, TR06</p> <p>I strongly object to the Dacorum Local Plan which contains significant gaps, errors, flawed assumptions and also inconsistencies with stated objectives. The proposed increase in housing for Tring is far in excess of national guidelines for 'sustainable development' and assurances that this will not have a negative impact are both vague and lacking in vision. Dacorum Borough has chosen to accept these Central Government imposed growth figures that are not substantiated by evidence and are based upon outdated ONS projections and an arbitrary and simplistic algorithm. This growth in household numbers is a 25% increase over the current housing stock, which would irrevocably change the character of our towns and villages and destroy valuable green belt habitat and amenity. The latest ONS data available projects 6051 new homes in Dacorum by 2038 – 64% FEWER than this plan projects.</p> <p>The Plan fails to set out explicit and proactive measures to mitigate the loss of Green Belt and to actively improve the environment. It also fails to define standards that are ambitious or definitive enough to shape developments appropriate for how we will live and work in the mid-21st century. In contradiction to its own stated goals, it neither defines or attempts to build upon what is distinctive about Tring and its surroundings and appears to blindly follow the usual idenikit developer project mentality. Meeting the latest national and Hertfordshire position on environmental sustainability, wildlife corridors and green spaces alone will require specific, planned and proactive interventions. These are lacking in the Plan as it stands.</p>

I recognise that Dacorum has significant challenges to address in the Local Plan. However, I have a number of very serious concerns about what is proposed. A strategic plan should be innovative, aspirational and unique to Tring, showing how growth could be achieved whilst simultaneously addressing other concerns such as sustainability and the environment. This is more like a basic plan just to hit a target of new houses.

The key issues I see with the Plan are as follows:

- 1 A very high percentage of expansion at Tring is proposed to be on Green Belt land and I regard this as a blatant abdication of responsibility by those charged with safeguarding these areas for current and future generations. These areas are protected for a reason and not enough has been done by the Council to push back on central demands to protect these important areas. In addition, the NPPF calls for 'for compensatory improvements to be made to the environmental quality and accessibility of remaining Green Belt land' and this must also be explicit with minimum 10% net gain. This is not at present explicitly addressed in the Plan and is a significant point of non-compliance.
- 2 The proposed growth of over 2700 new homes is not compliant with the heart of NPPF guidance for 'sustainable development'. It is proportionately by far the largest urban growth across Dacorum in a location that is arguably least well suited for it. It is significantly above the evidence-based proportion for Tring based on population growth through the Plan period as amended by the Government's 'affordability' formula (evidenced in the September 2020 SW Herts Local Housing document). Even if the numbers decrease significantly after recently announced Government changes there is no information in the Plan about prioritisation for reduced numbers and this needs to be made public.
- 3 The proposed north-south link road from Bulbourne to London Road via Station Road cuts through a major wildlife corridor – Marshcroft Lane – and an AONB. It is therefore subject to constraints that have yet to be examined, yet it seems key to the present development plan for Tr03. This is also an area that is subject to regular and significant flooding. No development on Tr03 should be sanctioned until this is fully resolved.
- 4 The provisions for green/wildlife corridors (especially in Tr01, 02 and 03) are confused, inadequately defined and fall well short of the provision called for in the most recent Herts Environment and Sustainability guidelines (Nov 2020). In particular, the corridors are poorly linked together and do not explicitly protect the surrounding countryside, which is a key part of the character of the area and vital to local biodiversity. Overall, the plan for Tring falls short of NPPF para 147, and paras 99/100.
- 5 The proposals for Tr06 (Brook St) are based on assumptions that are no longer valid, given other stated goals and the growth in development elsewhere in Tring. They also miss a clear opportunity to provide distinctive and modern facilities better suited to the mid-21st century.
- 6 The strategy regarding retail space and central supermarkets in the town centre is outdated and absolutely not needed in a town that already struggles to maintain a fully occupied retail high street. For Tr06/ Brook St the Council should prioritise schemes fronting the High Street, encouraging experiential, social, entertainment and more 'destination' spaces rather than the 'same old' retail.

- 7 This Plan was presented before the Covid pandemic – we now live in a very different world, one that does not require warehousing or large industrial units on Dunsley Farm. These should be replaced with smaller more flexible workspaces that reflect rapidly growing local/home working patterns – it is also easier to keep these within the Tring’s unique culture and location.
- 8 A key and important goal, first built into the Issues and Options (2017) Plan, is for the Local Plan and developments to reflect local distinctiveness. There is no evidence that Tring’s distinctive character (in its history, town economy, unique location, etc.) has been defined, and there is therefore no associated vision; this presents an unacceptably high risk of generic, unsympathetic development.
- 9 The scant consideration given to enhancing supporting infrastructure, including transport within and outwith Tring, is ill-thought out and fails to consider the need to coalesce around a town centre as well as neglecting the opportunity to better support surrounding villages.

I would ask that the Council revise this plan to take the above into account. In summary:

- New housing should be reduced to no more than natural population growth.
- Minimise Green Belt loss and offset any with proactive and significantly bolder mitigation plans.
- Fundamentally revisit assumptions for Tr03 and Tr02 and their infrastructure.
- Update assumptions on town-centre use / employment with 21st-century thinking.
- Be significantly more “visionary” and build on the unique and distinctive characteristics of Tring and its natural surroundings.

I recognise the need for thoughtful growth and, if done in the right way, it is not difficult to create a strategy that challenges 50 years of outdated thinking and creates a vibrant and thriving town that meets the needs of the population growth. I commend some of the thinking laid out in the submission by 'Tring in Transition', with a view to creating a truly ambitious, creative and sustainable strategy for future growth in Tring.

Please do not be blinkered or unimaginative in your approach – you are the guardians of an important and historical market town; this plan, as it stands, would serve as a damning legacy to all those involved in approving it.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID	EGS1059
Person ID	1261674
Full Name	Mr Alastair Fleming
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS1060
Person ID	1261676
Full Name	Mr Robert Jones
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>This plan would reduce the quality of life for existing Tring residents</p>

With the current pandemic this plan should be frozen for the time being as residents have not been able to see the actual plans owing to covid travel restrictions

The High Street is in an appalling state of repair. This significant increase in traffic will further damage it

Yes / No
 * **Yes**
 * **No**

**Proposal & Sites Tring
 Other Sites comment**

Included files

Title Tring

ID EGS1063

Person ID 1261677

Full Name Gosia Turczyn

Organisation Details Aldbury Parish Clerk
 Aldbury Parish Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Tring comment Development of the land to the east of Tring between Station Road, Bulbourne Road and the Grand Union Canal would be particularly disastrous. As this Council stated in its 2017 submission, the effect of building housing along Station Road on this site will be to extend Tring Town geographically so that it absorbs the hamlet of Tring Station, the West Ward of Aldbury Parish. This would permanently remove the buffer zone between Tring Town and the Chilterns AONB. It would also impact adversely on visual aspects of the Chilterns AONB which covers part of the south side of Station Road opposite the site. The site also adjoins the Chilterns AONB to the east if it is developed as far as the Grand Union Canal. This green belt site provides a much needed buffer between Tring Town and the Chilterns AONB. The principles of the Green Belt are set out in the National Planning Policy Framework (NPPF) (Section 13 – paras 133 - 147). Green Belt exists to provide open space and to prevent urban sprawl. Urban sprawl is exactly what development of this land would create.

Although this housing would be closer to Tring Station than most of Tring, this station is already at full capacity. The trains are overcrowded and in normal times the station car park is full by 9 am. The road through the hamlet of Tring Station is narrow and crowded. New housing in Aylesbury Vale is already putting extra pressure on the station and this will only increase. Tring's road links with other parts of the country are already inadequate. The A41 is heavily congested, particularly in the morning.

The Ashridge Estate, part of the Chilterns AONB and one of the National Trust's largest woodland and downland properties, is already under severe pressure due to visitor numbers. Housing another 6,500 people on its doorstep would only contribute to its decline.

Aldbury Parish Council believes development of the land to the east of Tring, in particular, would be disastrous for the town of Tring, the Parish of Aldbury (which consists of Aldbury village and Tring Station) and the wider area. We believe these plans put a disproportional pressure on the town of Tring compared with other areas of Dacorum. We hope that these plans are the result of a now discredited algorithm forced on local councils by central government. We look forward to a complete rethink, leading to more measured plans which better meet the vision and objectives set out by Dacorum itself.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1065

Person ID 1261678

Full Name Gemma Rabbini

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1066
Person ID	1261681
Full Name	Mr Stephen Jeffery
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>Severe pressure will be exerted on the already heavily overloaded local services such as Doctors surgeries, local transport, parking etc., and no plans appear to have been considered to ease these concerns</p>
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1067
Person ID	1261679
Full Name	Mr Thomas Garton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1068
Person ID	1261679
Full Name	Mr Thomas Garton
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1069
Person ID	1261679
Full Name	Mr Thomas Garton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion. Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1070
Person ID	1261679
Full Name	Mr Thomas Garton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1071
Person ID	1261679
Full Name	Mr Thomas Garton
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1072
Person ID	1261679
Full Name	Mr Thomas Garton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1073
Person ID	1261685
Full Name	Ian Edwards
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am strongly opposed to the development of proposed site Tr01 in Tring.</p> <p>Tring has quite a unique character as a town, largely due to the quite rural aspects of its' major entrances. The proposed development will destroy the beautiful landscape on the primary entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. Irreparable harm would be done to the unique character of the historic market town. Once lost, it will be lost forever.</p> <p>The proposal for a new major road junction for the totally unsuitable Cow Lane, and at least two new major road junctions that are proposed onto the London Road, will cause serious environmental harm - congestion, noise and air pollution - for all of Tring's residents, businesses and visitors. Tring is relatively traffic free (thanks in part to the A41 bypass) which is a much appreciated aspect of the town. A development of such significance to the town would doubtless increase traffic significantly, and given the existing road system - and little or no ability to do anything about existing roads due to their historic nature - I fear the effect of such traffic increases would lead to significant congestion, driver frustration, parking issues, and no doubt accidents (with a risk of some of those being fatal!).</p>

The pressure on other local infrastructure and amenities will also be significant. Already overstretched services such as doctors, dentists and schools will come under further enormous pressure.

The site contains a public right of way across the farms which is of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are few such local alternatives, which would force those people to have to drive elsewhere - again forcing further traffic onto the roads with the subsequent detrimental effect on the environment and roads infrastructure. The farms also provide a strong link for wildlife between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

There must surely be better places within Hertfordshire, using brownfield sites rather than greenbelt land in areas of outstanding natural beauty, to provide for the additional housing requirements we're told to expect?

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS1074

Person ID

1142296

Full Name

Mrs Kathleen Nunney

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1075
Person ID	1142296
Full Name	Mrs Kathleen Nunney
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1076

Person ID	1142296
Full Name	Mrs Kathleen Nunney
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors. The traffic going down Cow Lane already goes above the speed limit and many heavy lorries already use it as a cut through to links to Dunstable. Any increase in traffic would make this situation worse.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1077
Person ID	1142296
Full Name	Mrs Kathleen Nunney
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	Yes

* No	
Proposals and Sites Tring comment	<p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1078
Person ID	1142296
Full Name	Mrs Kathleen Nunney
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1080
Person ID	1261686
Full Name	Mrs Mary Lane
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1081

Person ID 1261687

Full Name Caroline Grout

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment

RE: TRING
I think your plan is too heavily weighted in Tring.
We are a small market town and are not able to cope with the proposed new developments.
The roads and pavements in Tring are already in a shocking condition and cannot sustain the extra traffic.

Our schools are full to bursting, Tring School being the largest secondary school in Dacorum and unable to expand any further.

Our Doctor's surgeries already cannot cope with the workload they have in Tring.

There is nowhere near enough parking in the town or around the roads in general for the existing volume of traffic.

The situation at Tring Station (under normal circumstances) is appallingly dangerous with the amount of traffic. There are no extra parking facilities there to cope.

Have you seen the state of the pavement and the cycle path along Station Road? It has not been upgraded in the 22 years we have lived here and my husband has dived with death for many a year along there.

Let alone the High Street, recently repaved, which took months on end, and is now in a similar dreadful state with potholes everywhere.

It seems Tring is at the back of the queue for any improvements but first in the queue for dumping of extra housing!

And why on earth would you want to take away our Fire Station???? That makes absolutley NO sense.

And the tiny little bit of the old farmers market which is left? Surely this is of enormous historical value?

In the meantime, we have a Pandemic.

The green spaces still left around Tring have been invaluable to the community during these terrible times. Our mental health and well being would be greatly affected if these few remaining green spaces were filled in with over-priced housing estates. This contradicts your vision of "supporting community health, well being and cohesion" and "conserving and protecting the natural environment". I absolutely DO NOT agree that you have exceptional circumstances for building over the Green Belt. The Green Belt must stay in tact.

In conclusion, I understand we need more houses, and some must be built, but nothing can justify the MASSIVE increase in the size of our beloved town that is being proposed.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring

Other Sites comment

Included files

Title

Tring

ID

EGS1088

Person ID

1261691

Full Name

Caroline Amies

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

These developments are HUGE and destroying the countryside and small towns. Very small developments seem to be absorbed without such destruction.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1090

Person ID 1260142

Full Name JAMES PETERSON

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01.
The scale of the development in proportion to the current size of Tring is totally unacceptable, this isn't development it's changing the town beyond all recognition.
It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.
Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS1093

Person ID

1261694

Full Name

Mr John Alcock

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Proposals and Sites Tring comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * Yes
 * No

Proposal & Sites Tring Other Sites comment

Included files

Title	Tring
ID	EGS1097
Person ID	1261698
Full Name	Mr William Morton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1105
Person ID	1261544
Full Name	Mr John Reed
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1106
Person ID	1261717
Full Name	Ms I Clark
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01, TR02, Tr03, Tro6.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1107

Person ID 1261717

Full Name Ms I Clark

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

**Proposals and Sites Tring
comment** The proposed building on the market car park and the removal of the auction rooms and fire station - there is already not enough parking space in Tring. If people cannot park, they will shop elsewhere, resulting in the death of the already ailing High Street. Also, the Tring Auction Rooms is a major attraction in the centre of Tring and its removal from the centre will have a major impact on local people and worldwide customers.

In addition, the removal of the Tring History Museum (itself a historic building) would be a major loss to the town.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1112
Person ID	1261724
Full Name	Ms C Clark
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01, TR02, Tr03, Tro6.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1113

Person ID 1261724

Full Name Ms C Clark

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment** The proposed building on the market car park and the removal of the auction rooms and fire station - there is already not enough parking space in Tring. If people cannot park, they will shop elsewhere, resulting in the death of the already

ailing High Street. Also, the Tring Auction Rooms is a major attraction in the centre of Tring and its removal from the centre will have a major impact on local people and worldwide customers.

In addition, the removal of the Tring History Museum (itself a historic building) would be a major loss to the town.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1114
Person ID	1261725
Full Name	Miss Charis Wright
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p>

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I care for critically vulnerable patients and their only joy is that I can arrive to their house efficiently. They find great wonder and healthy enrichment in the distinct natural area of outstanding beauty that is Tring; and to take this away with a totally unnecessary development would be emotionless and a big mistake.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1116

Person ID 1144499

Full Name	Mr Robert Emberson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1132
Person ID	1143686
Full Name	Mrs Emma Heaney
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. The site is designated Green Belt land and should be preserved as such. There is no justification for building on this Green Belt area which by law can only occur in 'exceptional circumstances'. The Green Belt policy exists to safeguard the countryside and its encroachment. This plan rides rough shod over this intention.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. The town itself has a proud history and important architectural landmarks which may be endangered by a large influx of residents and cars (hence pollution).

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

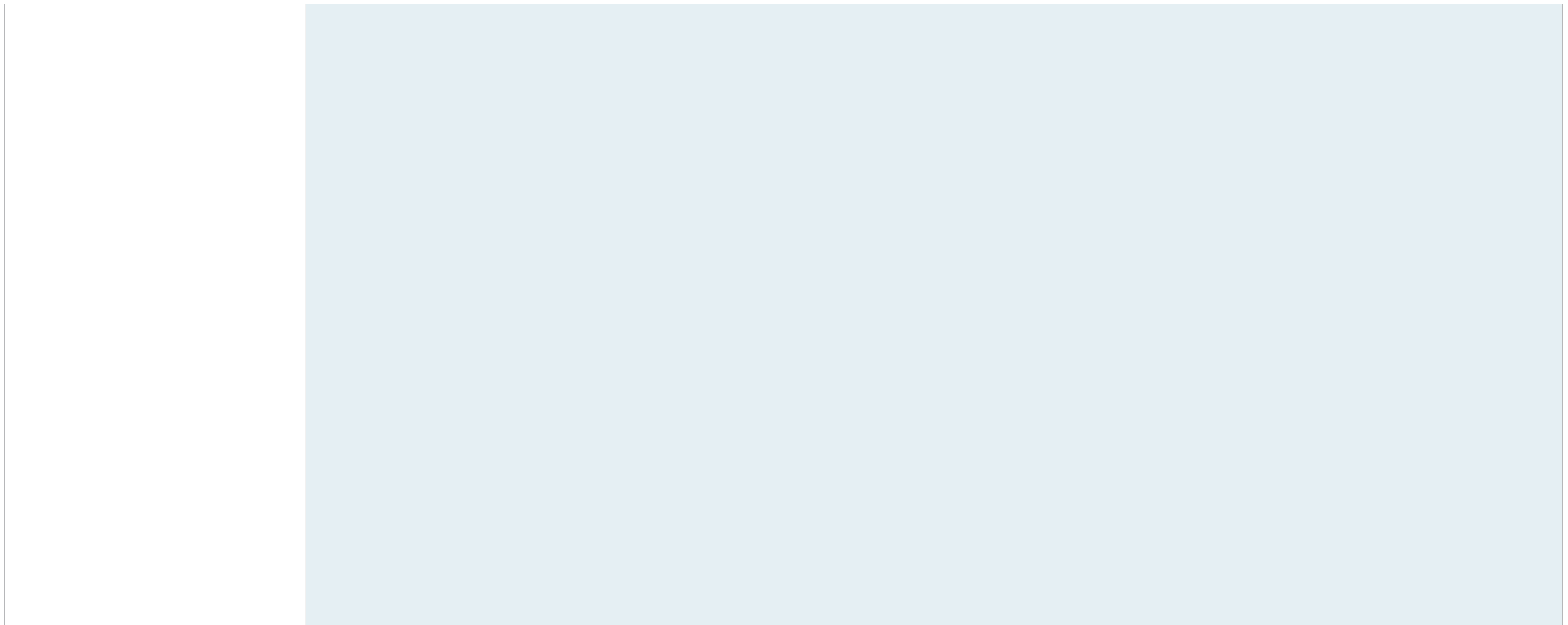
Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Their loss would be of huge regret to local people for many years to come.

Tr01 is an unsuitable option as it threatens the overall openness of the gap between Tring and Berkhamsted, encroaches on important Green Belt land, will spoil the 'rural feel' of this market town, deny residents access to the countryside and adversely impact congestions, pollution and safety.



Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1139

Person ID 1261782

Full Name Mr Stephen Ash

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1141
Person ID	1261736
Full Name	Paul Read
Organisation Details	
Agent ID	1261733
Agent Full Name	Paul Read
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Tr02 I object to the proposal to build up to 400 new homes in this area. This would bring increased traffic on to Grove Road and Cow Lane and cause traffic congestion at the school in Grove Road. The proposal to build up to 1400 homes in Tr03 and 400 in Tr02 will bring considerable heavy haulage vehicles to Tring over the building period .The increase of new homes on this scale will change the character of Tring market town and surrounding areas forever. The surrounding areas of outstanding natural beauty and rural surrounding areas will be impacted because more people will have access to them and this affects the qaulity of the natural flora and fauna we have, at a time when we should be considerate to nature and its benefits for our well bieng.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1142
Person ID	1261800

Full Name	Phillip LAWRENCE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR06 Whilst there is no doubt that we need to build more houses it is a ridiculous plan if the services to support them are not included. No mention is being made to improve all the necessary services to support the large increase in housing, medical facilities, water road widening etc.</p> <p>One aspect of the TR06 plan suggests demolishing Tring Market Auctions site and adjacent buildings. The auction facilities provide an enormous footfall in to the local shops and restaurants with customers coming from adjacent areas and from abroad. To lose such a facility would be a death blow to the local shops and services who provide employment to many who support the auction site with a wide range of services. If the facility was taken away where would it be reinstated? It is perfectly positioned where it is with good parking and transport links on the eastern side of Tring. It has been in existence now for many years and has an enviable high reputation in the world of antiques and auction houses. Its business provides one of the key economic factors in keeping Tring alive and well. To suggest that it would be replaced by some form of supermarket shows how little planners know about the whole area.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1143
Person ID	1152425
Full Name	Andrew Muirhead

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations</p> <p>A new major road is proposed for the already totally unsuitable cow lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm – congestion, noise, air pollution, etc. – for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion,</p> <p>Tring is relatively traffic free – this is a much appreciated aspect of the town – and this would be lost forever is TR01 is developed</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in Eastern Tring will be deprived of this much loved amenity and their wellbeing will suffer. There are no suitable local alternatives.</p> <p>The farms are a strong wildlife link between Tring Park and Pendley manor and contain an important local wildlife site. There are extensive areas of tree and hedgerows providing habitats for wildlife that will be lost forever. Conservation of our local wildlife heritage is of critical importance.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1146
Person ID	1261803
Full Name	Mr William Duling
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I would like to particularly object to planned developments in the area to the east of Tring, specifically impacting the areas of Tr01, Tr02, Tr03 and Tr06. I am strongly against the encroachment on open, Green Belt land, and the destruction of much-loved and valued parts of not only our town, but our community, such as Dunsley Farm and and the Local History Museum. This will personally impact my family, with planned housing backing right onto my grandparents' garden, hence I am objecting not only for myself, but my family, and, of course, the local community, who will be impacted negatively by the plan for the aforementioned areas.</p> <p>The amount of houses planned, a saddening 2700, will increase our town's size by 55%, more than evidence from the DBC shows we need, which will undoubtedly place more pressure onto our utilities already under pressure. In long, dry summers we will need 55% more water, when there is often already stress on water supply. Our already full sewage treatment plant will (hopefully only metaphorically) be overflowing with 55% more sewage.</p> <p>The environmental impact, the damage, is also saddening to think about, if this plan were to materialise. A reduction in biodiversity is a threat to us all, especially through the destruction and demolition of ancient hedgerows and trees, and important wildlife corridors such as on Marshcroft Lane. Pollution, both light pollution, and the physical sort from increased traffic of cars and lorries, will plague our town, furthered only by the increase in energy consumption and destruction of a staggering 170ha of carbon sinking green land</p>

Yes / No * Yes * No	
Proposal & Sites Tring	
Other Sites comment	
Included files	
Title	Tring
ID	EGS1150
Person ID	1142806
Full Name	Mr Roger Jackson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Growth Area Tr01: Dunsley Farm</p> <p>Tring is a small market town situated in the Chilterns area of outstanding natural beauty. The proposal to increase the population of the town by 50% will destroy the the character of the town that has developed over the past 750 years. Evolution not revolution is what has created the towns of this country, and the driver for that change is always employment. The proposals for this site and the others in Tring does not address the employment issue. What is proposed is to destroy the market town and create a dormatory town.</p> <p>Tr06: High Street/Brook Street.</p> <p>This proposal beggars belief. The development as proposed will clearly be of such a scale that the massing of the new development will dominate the historic town centre. The plan does not illustrate the multi storey car park that will be required in order to maintain parking spaces. The proposal to knock down the perfectly good local History Museum is ludicrous. As with much of the proposal it is lazy and lacking in imagination. A document produced by people who are addressing a policy brief, which does not demonstrate any empathy for the people of Tring.</p> <p>The document makes multiple references to strategic planning. Clearly the consultants who wrote this report are responding to a brief and no strategic thinking has been undertaken. This lazy add on to existing communities will destroy the</p>

character of the market town and replace it with a soulless dormitory town: as we sadly see all to often around this country.

If housing is really needed on this scale then lets think strategically and build a new town to house the thousands of people who will work remotely from where they live. In Cambridgeshire this has been done successfully at Camborne outside Cambridge. The plan for Herfordshire shows a total lack of imagination. For Tring it will destroy the approach to the town, the setting of the excellent leisure facilities on Cow Lane and increase the traffic on the already very busy Cow Lane, among the many other proposals listed which will destroy many of the town amenities.

Sustainable is a much over used word at present. In Tring we have a sustainable community that it is proposed to increase in size by 50% within a few years, in a most destructive and unsustainable manner.

Please lets have some leadership and proper strategic thinking for the benefit of all concerened.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1154
Person ID	1261821
Full Name	Chris Cole
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment

General Comments

The proposals for Tring are completely out of proportion to its existing size, and to what is proposed in the rest of Dacorum. Adding 2700+ homes (probably 6000 people) with all the associated infrastructure (roads, shops, schools) to a picturesque market town of 12000 people will destroy the town's character and amenity. In addition, the destruction of Green Belt land for housing is unacceptable. It cannot be described as "essential" when the proposals are based upon outdated forecasts which exaggerate the housing requirement for Dacorum. In addition, the adjacent Area of Outstanding Natural Beauty will of course be damaged because of the impairment to the views, and much of Tring's "green gateway" would be destroyed by concreting over so much of the local Green Belt and farmland.

Tr01 This is the first part of Tring many people see as they approach along London Road. If this proposal goes ahead, the view will be of housing estates and light industry. Nobody wants to see that.

Tr02 An additional 400 new homes on this farmland, amounting to over 1000 additional inhabitants, would put an impossible strain on the roads in this area. Bulbourne Road (the "primary highway access") is not capable of improvement, having two narrow bridges (canal and railway) already subject to single-lane running and traffic controls. Grove Road, which borders the site, is a residential road with bends and traffic calming, as well as significant on-road parking on the narrow section approaching the junction with Brook Street.

Tr03 This is the single worst aspect of all the proposals affecting Tring. Attempts have been made in the past to destroy this area of Green Belt, which is one of the key characteristic features of Tring. The mile or so of tree-lined fields along Station Road towards the station would become housing estates. The beautiful, peaceful country walks along the paths bordering the Grand Union Canal, used by so many local residents during the Covid lockdowns, would become suburban footways. If this is allowed to happen it will be a monument to everything that is wrong with planning and housing development in Dacorum. It is not essential to use this Green Belt land for housing - Tring does not need an additional 1400 houses - it is a burden imposed on Tring to protect the parts of other parts of the borough and County which are actually generating the need - and the estimates themselves are apparently not based on up-to-date data.

There are many practical problems relating to transport infrastructure. The proposal is that main vehicular access should be via Bulbourne Road and Station Road. For Bulbourne Road, see the comments against Tr02. As for Station Road, it is already congested during peak hours - it is a narrow road lined with houses and narrow footways, which could not be widened without flattening the Tring Station community. On-road parking makes the road by the station single-track much of the time, and the additional traffic generated by the development at Tr02 together with the 3000 (?) additional residents proposed for Tr03 would make access to the station extremely difficult. In addition, to access the A41, the new residents would have to use Cow Lane, a narrow country lane which already suffers congestion at both ends at peak periods. This area is simply not suited to the outsize scale of the housing development proposed. We need a reasoned road and committed transport infrastructure plan before it is possible to consider such a proposal properly.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1226
Person ID	1142889
Full Name	Dr Peter Chapman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	With regard to Dunsley Farm reference has been made as to the presence of existing businesses. notably Tring Brewery. I would put in a plea for the continued use for the associated Farm business(now under new management). It is a good and useful business capable (as previously) for maintaining a restaurant. Theresis no reason why it should disappear but remain within the new business environment
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1248
Person ID	1259116
Full Name	Tring in Transition (TinT)
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>In addition to the documents outlining the proposed sites for intensive development, we would also like to propose that – in order to meet various requirements regarding the environment and biodiversity, and also to be compliant with the need to explicitly improve those Green Belt areas not developed on – a similar document is completed for ‘TrOther’, i.e. all of the surrounding and connecting land that must be explicitly upgraded and improved.</p> <p>A general comment on this entire section is that many of the underlying assumptions are no longer up to date. However, this most significant deviation from the Local Plan’s overarching aims is the absence of ‘distinctiveness’. Except for site-specific context there is nothing that differentiates any of these from any other site proposals elsewhere in the Borough. We regard this as both a major flaw in the plan and a missed opportunity.</p> <p>In the absence of a working definition, Tring in Transition has created an initial description of what makes Tring distinctive to help shape what we would expect to see in the final version of the Plan. These highlight our unique heritage and location, including:</p> <ul style="list-style-type: none"> • A Rothschild legacy of forward-thinking development, respect for the environment, bold and challenging designs and solutions. • A strong heritage of local renewable energy with significant wind and waterpower. • A location surrounded by more than 50% of Dacorum’s SSSIs, extensive AONBs, as well as extensive hedgerows and other wild places. • A service-oriented, agricultural, market legacy and a traditional destination location to visit, meet, relax and socialise. <p>From these we have also developed four distinct ‘visions’ for improving the standard of developments in Tring. Each addresses one or more of the deficiencies in the Plan and builds on the distinctive features noted above. All of them are based on schemes already seen elsewhere and so are easy to adopt:</p> <p>1 ‘Tring Fields’</p> <p>To help proactively address loss of Green Belt and meet NPPF guidelines to mitigate the same:</p> <ul style="list-style-type: none"> • Restrict new development to within existing field boundaries. • Fully maintain existing hedgerows. • Develop clusters of housing with unique personalities drawing on local influences.

1 '21st-century Market Town'

To address the need for growth and enhance existing town centre and to correct out-dated assumptions apparently carried over from previous planning exercises:

- Drop 1990s' concepts of extra retail space and central supermarkets in the town centre; also drop proposals for warehousing and large industrial units on Dunsley Farm and build smaller more flexible workspaces that reflect rapidly growing local/home working patterns.
- For Tr06/ Brook St: prioritise schemes fronting the High Street, encourage experiential, social, entertainment and more 'destination' spaces rather than retail etc.

1 'Linked Wildlife Corridors'

To address pressures on local green spaces, SSSIs, biodiversity and Green Belt loss:

- Implement explicit mitigation, with joined-up wildlife corridors through and around all new developments.
- Explicitly plan to link all SSSIs via wildlife/green corridors.

1 'Sustainable Energy Use'

To address county and national carbon targets and to reinvent Tring's legacy of renewable energy use:

- All new developments built to highest possible standards of carbon neutral build and energy efficient operation.
- Mandate high renewable energy targets, inclusion of solar systems in new homes etc. (regardless of any developer pushback).

Tr01: Dunsley Farm

In general, proposals for this site should be guided by the principles outlined in the 'Tring Fields', '21st-century Market Town' and 'Linked Wildlife Corridors' Visions in particular. Clearly the construction of buildings or dwellings on this site should also adhere to the highest levels of 'Sustainable Energy Use' too.

'Allocated for (key development and land use requirements)':

- *'The employment development should consist mainly of units of under around 2,000 sq. metres. **This needs to be changed to 'there will be NO units larger than 2,000 sq metres' (and preferably smaller).*** Both TinT and TTC made the point in response to the 2017 draft that only small units were appropriate, and that not even small warehousing/storage should be catered for at this site on the grounds that the required structures were too large for this site and in what is otherwise a picturesque and green entrance to Tring. They also provide limited employment opportunities, disproportionate traffic flow, and are better catered for at the reserved spaces for this just 3 miles

west of Tring down the A41 in Buckinghamshire or at Tr04. We note apparent lack of cross-boundary discussion with AVDC/Bucks, which is contra to NPPF para35c.

- In addition, we challenge the validity of the underlying assumptions (first formed with regard to this area more than two decades ago) in the light of the rapidly changing economy and also considering how to build on Tring's distinctiveness (of lighter and more service-oriented commerce).
- *'A supermarket will be encouraged.'* We disagree with this proposed use. A better location would be close to the Garden Centre or elsewhere at the Bulbourne side of Tr03. Discussions about a supermarket either at Tr06 or Tr01 stem from assumptions about development which are now superseded and very different in the light of proposals for Tr02/03. **Using this area as a focal point for supermarkets needlessly increases traffic both across and through Tring from Tr02/Tr03 developments and the villages to the north of Tring.**
- *'including provision for older people'* is included here and is important given the rapidly increasing over-65 population in Dacorum. It should be made clear that the land closest to Tring town centre is ideally suited both for residential home and sheltered accommodation. **And, as a provider of employment these would be a better option for the location than any sizeable industrial application.**

'Access, Highways and Sustainable Transport':

- We object strongly to s106/CIL benefit of this proposed development being diverted to communities outside Tring, specifically to 'junction improvements along Chesham Road, A416/Shootersway and A4251/Berkhamsted High Street'.

'Environmental Health':

- Light pollution risk should also be explicitly explored for the proposed new sports fields – as existing floodlighting off Cow Lane is already an issue.

'Landscape considerations':

- There is scope to be more definitive with the points made in this section. The current approach to Tring reflects its heritage as a rural market town and not an industrial area. Although additional employment space is welcome, particular care must be taken not to destroy the distinctive approach to the town flanked by hedgerows and flint walls.
- Also see next, related, point.

'Biodiversity and Green Infrastructure':

- Only the site at Cow Lane Farm Meadows is explicitly mentioned – and this is too limited to meet the requirements of green/wildlife corridors. We would propose a continuous corridor around the entire Tr01 site (London Road, cricket fields, Dunsley House, Cow Lane houses and Cow Lane) with additional consideration to the historic field pattern. This could be integrated with requirements (noted elsewhere in the plan) for a foot/cycle path network on the inner perimeter of these corridors.

Tr02: New Mill

In general, proposals for this site should be guided by the principles outlined in the ‘Tring Fields’, ‘21st-century Market Town’, ‘Linked Wildlife Corridors’ and ‘Sustainable Energy Use’ Visions summarised above.

‘Urban Design Principles’:

- As part of Green Belt development, the design principles that apply to this site should be of the highest order, especially given the proximity to and visibility from AONBs.
- It is stated that *‘the allocations New Mill and East of Tring should be planned together, preferably as a joint plan or as a minimum through closely aligned masterplans taking an integrated approach to the joint site area’*. We would agree that considering these allocations together makes sense but would dispute that this automatically means that sites Tr02 and Tr03 have to be physically linked together, because doing that, inter alia, will destroy the wildlife corridor and heavily used leisure facility aspect of Marshcroft Lane (and thus be in breach of NPPF requirements para72a for environmental net gain).

‘Access Highways and Sustainable Transport’

- *‘investigate secondary highway access into Grove Road’*. We assume this means along Marshcroft Lane. We object to that on several grounds: Marshcroft Lane is extremely narrow as it reaches Grove Road, and impossible for two vehicles to pass despite road markings; Marshcroft Lane is an important wildlife corridor which would be destroyed by such a proposal; the LP notes it is a Roman Road.

‘Landscape Considerations’:

- Refers to *‘established vegetated buffers surrounding the parcel’*– we would propose that these are mandated to be included in the *‘green infrastructure corridors’* mentioned in the following section and that they link up with the corridors surrounding Tr03 and along the existing, historical field boundaries. See DBC Urban Nature Conservation Study 2005/6 Appendix 7 Tring and map.

‘Biodiversity and Green Infrastructure’:

- See point above.
- There is reference to a ‘community hub spine’ but there is no other mention of this anywhere in the Plan.

Tr03: East of Tring

We strongly believe that any development on Tr03 should be rejected. There are far too many unknowns and gaps for there to be any confidence of a successful outcome.

We also believe that for any future considerations Tr03 (which has doubled in size towards Bulbourne since the 2017 draft Plan) should be treated as two distinct sites – one adjacent to Bulbourne Road and the other to Station Road. They have different characteristics and when all points highlighted below are considered it is likely that they would have very different use. Finally, Marshcroft Lane should be regarded as protected land and NOT bisected.

In addition, proposals for this site should be guided by the principles outlined in the ‘Tring Fields’, ‘21st-century Market Town’, ‘Linked Wildlife Corridors’ and ‘Sustainable Energy Use’ Visions summarised above. They should – being prime agricultural land and adjacent to AONBs – be explicitly held to the highest standards of energy efficiency for both construction and operation.

‘Site-specific requirements’:

- Site Tr03 is traversed in an approximately north–south direction by pipeline E77 of the UK oil pipeline (UKOP) system. There are very strict regarding development in the vicinity of buried pipelines which will have a bearing not just on what is built in the area but how it is built. It is surprising and a concern that this pipeline has not been identified as a planning issue.

‘Urban Design Principles’:

- As part of Green Belt development, the design principles that apply to this site should be of the highest order, especially given the proximity to and visibility from AONBs and the major wildlife corridor along the Tring side of the Grand Union Canal.
- It is stated that *‘the allocations New Mill and East of Tring should be planned together, preferably as a joint plan or as a minimum through closely aligned masterplans taking an integrated approach to the joint site area’*. We would agree that considering these allocations together makes sense but would dispute that this automatically means that sites Tr02 and Tr03 have to be physically linked together, because doing that, inter alia, will destroy the wildlife corridor and heavily used leisure facility aspect of Marshcroft Lane, and thus be in breach of NPPF para72a for environmental net gain.

- If development takes place at Tr03, it is important that this site and the adjacent Tr02 are structured in such a way as to create a community complete with all relevant infrastructure and amenities, given the distance from the existing town centre. It is illogical that while the urban design principles contemplate a new community hub and a local centre, along with primary and secondary schools, the main shopping needs for the enlarged town are envisaged to be met via dramatic changes at the heart of old Tring. In order to minimise the climate change impact of this new development, to minimise unnecessary journeys, to foster the development of community and to take the pressure off the centre of the old town, any major supermarket and other retail development should be considered for this site.
- We note the reference to the inclusion of 'blue infrastructure' but it is not clear whether this refers to new ponds/waterways (which would be welcome, and this might also acknowledge the real flood risk to this area) or simply a reference to the existence of the Grand Union Canal.

'Access, Highways and Sustainable Transport':

- *'A new link road (30mph) to be provided connecting Bulbourne road and Station Road'*. **We object to Marshcroft Lane being bisected by any proposed new road**– in particular one of this nature – as this would effectively destroy an existing quiet lane, heavily used for walking and cycling. In the Plan Marshcroft Lane is identified as a Roman Road. It is also an important and ancient wildlife corridor, and home to several rare species. In addition, there is a significant risk of such a road becoming a 'rat run', not just for new residents but as a result of it becoming a pseudo, outer ring-road for the east of Tring.
- Elsewhere in the Plan the proposed link road extends all the way to London Road. This highlights a significant issue with the Tr03 site – both Cow Lane and Station Road already become backed-up or gridlocked even today, without a considerable extra volume of vehicles. Any additional road would cross an AONB and we would be against this in principle. **This matter must be resolved fully and be subjected to further consultation BEFORE any development on Tr02 or Tr03 is allowed to begin.**

'Landscape Considerations':

- States, *'Development will need to take account of and/or mitigate the following landscape sensitivities [of]...the historic field pattern; areas of complex topography with associated higher levels of intervisibility; well established internal and external hedgerows.'* Given the requirements to establish joined-up green/wildlife corridors, we would propose it be easier to mandate that the existing hedgerow boundaries are maintained in any new development. The style of hedgerows found between fields in the Tr02/03 site are distinctive of the Tring area and a prominent natural landscape feature. It should be made clear that these must be subject to the same protection afforded to woodlands.

‘Biodiversity and Green Infrastructure’:

- States, *‘Create a new green corridor linking the new woodland area to the north east with the existing built-up area of Tring along Marshcroft Lane to the adjacent allocation ‘New Mill’[Tr02].’* There already is a green corridor – this wording could be interpreted to mean that a brand-new green corridor ‘takes the place of’ Marshcroft Lane. A preferred form of wording would be to establish a boundary of, say, 50m, either side of Marshcroft Lane to accomplish this aim.

‘Flood Risk and Drainage’:

- States, *‘Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site’.* As far as we can see (from Flood Risk Assessment Appendix C presented in the Evidence section associated with this Plan) the entirety of Tr03 is classed as zone 1. If this is correct, we would dispute this. Large sections of that land have been repeatedly flooded over the last 10 years. In addition, the number of times the word ‘marsh’ is connected to locations on the site is a clue to its historic condition. The land is criss-crossed with historic drainage systems and we have a concern that this has not been fully appreciated.

Tr06: High Street / Brook Street

In general, proposals for this site should be strongly guided by the principles outlined in the ‘21st-century Market Town’ Vision summarised above.

All of the proposals for this site have a 1990s’ feel to them – and instead should be aimed firmly at the type of space the mid-21st century requires. This is already well understood, supported by trends already in place in Tring and being pioneered by towns including Stroud and a collective of market towns in Yorkshire.

In essence the proposals for Tr06 should be scrapped and entirely revisited, ideally working jointly with groups in the town and Tring Town Council.

‘Allocated for (key development and land use requirements)’

- *‘Retail led development, including a medium or large supermarket’.* We disagree that this should be a key driver: Tring town centre has a high level of empty retail space in the High Street and scope for additional development. New retail patterns are unlikely to change this. We question the need for modern, additional retail space.
- A supermarket on this site should be firmly rejected and reference to it removed from Tr06 plans. With the proposed development at Tr03 this site makes less logical sense, would needlessly increase traffic and congestion and lower the amenity of the area for other purposes. We believe there is a much stronger case for siting any additional

supermarket at the Bulbourne side of the Tr03 area, or close to the Garden Centre (rather than Tr01) – thus reducing net traffic considerably and also better serving the villages to the north of Tring.

- *‘Car parking, including at least as many public parking spaces as at present’*. Changing the Forge Car Park layout so that there is no entry/egress on the High Street would facilitate the occasional or permanent pedestrianisation of the town centre and consideration of this option should be made in the Plan. This would extend to using the space as a modern public transport hub.
- *‘Food and drink, and leisure uses’*. We feel that greater emphasis should be placed on this purpose. In keeping with Tring’s distinctive character there is a potential opportunity to develop a modern, custom-built ‘destination’ market space instead at this location.
- *‘Replacement of Local History Museum within the new development’*. This feels like a ‘developer-led’ requirement. The Local History Museum is a recent conversion of a historic auction house building and replacing it would be to remove an important link to the market that gives the town its main characteristic. It should be retained, and better use made of the space around it to encourage visitors and tourists.
- *‘Offices or housing above retail development and on the Brook Street frontage’*. This feels like a developer-led conclusion on the use of this space and should be resisted. Housing in such a space would be wholly inappropriate and other sites have been identified that are better suited for additional office space. A possible exception – in keeping with the community/leisure concept – might be the creation of dedicated ‘repair shed’ facilities that could also meet other community needs.

‘Urban Design Principles’ and ‘Historic, Environment and Cultural Heritage’:

- We agree that the height and character of any development here is critical to the success of this space at the gateway to Tring High Street. Low-key, low-rise and open should characterise this space.

‘Biodiversity and Green Infrastructure’

- The summary for Tr06 does not include a section on this. In fact, there is one of the few opportunities here to proactively increase biodiversity. The ‘brook’ on Brook Street was covered over some years ago and could be uncovered to provide a green frontage to any development here.

Yes / No

* **Yes**

* **No**

No

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1303
Person ID	1261957
Full Name	Jeremy Johnson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The Tring proposals and sites are too extensive for the size of the town. The transport infrastructure is also inadequate. There are already problems with traffic and parking and already inadequate parking at Tring station.
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1310
Person ID	1261975
Full Name	John King
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr 01 02 and 03</p> <p>This is development of Farm land</p> <p>It is not just the loss of much needed farmland but the loss of green areas hedging and natural wild life.</p> <p>Much of these three areas are subject to flooding .</p> <p>Any Development should be limited so as to ensure the preservation of the existing hedges</p> <p>likely that the increased housing will be taken not by people to work locally but for London commuting yet there appears to be no consideration given to access to the station</p> <p>All housing should be limited to sustainable with a requirement for solar panels and PV's for all property</p> <p>TR06</p> <p>This will destroy the centre of Tring</p> <p>With the vastly increased used of the town centre with a population explosion of 50% the already inadequate parking facilities for existing businesses and shoppers would clog up even more of thye surrounding streets</p> <p>The narrow pavements would become dangerous through overcrowding</p> <p>To try to preseve tha anount of existing parking within this development would destroy the aspect andculture of the High Street</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1350

Person ID	1262017
Full Name	Lottie C
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Building on Tr01 should be heavily avoided. Not only will destruction of the green belt decrease the desirability of living in Tring, but it will cause local conflict as the majority of local residents are greatly opposed to the idea. Additionally, it would completely change the dynamic of the town forever and put huge pressure on local services and infrastructure.</p> <p>My family, like many others, moved to the historic market town of Tring for the beautiful areas of green space which are particularly important for mental health. Tr01 has been a popular area for decades for residents and visitors alike to enjoy relaxing and unwinding in the countryside. COVID-19 has meant spaces such as TR01 have become even more invaluable as many people have been able to go out and utilise the space for their daily exercise.</p> <p>Not only could the site have a significant impact on the mental health of Tring residents, but also on physical health as noise, light and pollution from vehicles would increase. Tring is a beautiful, picturesque town where many come to enjoy nature and being outside. The site would destroy all of this and significantly reduce the number of people wishing to visit the area. It would also heavily impact the scenic view from Ivinghoe Beacon.</p> <p>The fantastic scenery and outdoor space in Tring should be cherished and enjoyed by all and not destroyed. There is already a significant amount of development happening in Tring, which exceeds current demand.</p> <p>Tring is the loved home for thousands and this site threatens the livelihoods of many. Many have been living in Tring for over a decade due to the vast amounts of open space. This proposed site would draw current residents away from the area. The proposed site would have significant impacts on houses off Cow Lane and Station Road. With COVID-19 having already impacted people enough this development would act to affect the residents of Tring more. The devaluation of peoples homes should not be overlooked.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1354
Person ID	1262044
Full Name	Mrs Helen Garton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives.</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

Yes / No * Yes * No	
Proposal & Sites Tring	
Other Sites comment	
Included files	
Title	Tring
ID	EGS1355
Person ID	1260142
Full Name	JAMES PETERSON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr02.</p> <p>The scale of the developments planned across Tring, in proportion to the current size of Tring, is totally unacceptable. Nearly doubling the size of a town isn't development, it's changing the town beyond all recognition.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr02 is developed.</p>
Yes / No * Yes * No	
Proposal & Sites Tring	
Other Sites comment	

Included files	
Title	Tring
ID	EGS1356
Person ID	1260142
Full Name	JAMES PETERSON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr03.</p> <p>The scale of the developments planned across Tring, in proportion to the current size of Tring, is totally unacceptable. Nearly doubling the size of a town isn't development, it's changing the town beyond all recognition.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr03 is developed.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1363

Person ID	1262046
Full Name	Mr Richard Abraham
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Over development of Berkhamsted and Tring - the two areas I've known for over forty years - with, it seems to me, a complete disregard for the present population, the history associated with big market towns and their environment.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1366
Person ID	1149234
Full Name	Mr Stephen Hargreaves
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed. Such a development would result in greatly increased motorised traffic using Tring's High Street. The road here becomes very narrow and, because of the existing buildings proximity to the roadside, it will not be possible to widen the road to keep traffic flowing. It is a bottleneck.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers), joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS1370

Person ID

1262049

Full Name

Mrs Janet Simmons

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1373
Person ID	404025
Full Name	Mr Mark Preston

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS1377
Person ID	1144662
Full Name	Mrs Elizabeth Ward
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	In light of this the only viable piece of land that this should be built is on the land between Cow Lane and London Road, with very few other dwellings on the other plots proposed. To remain inkeeping and with sufficient amenities and infrastructure, and to be largely welcomed by the remainder of the existing town and hamlets.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1390
Person ID	1258930
Full Name	Nicols Bowmaker
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

* Yes	
* No	
Proposals and Sites Tring comment	I object to the proposals for the development of Tring. The development for Tring is excessive and the infrastructure does not and cannot support such a development. In addition the loss of green sites should not be considered as acceptable, building on this land should not be allowed.
Yes / No	No
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1391
Person ID	1262055
Full Name	MRS RITA FANTHAM
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p>

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1397

Person ID 1262059

Full Name Leanne Coombes

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Tring comment I am opposed to the development of proposed site Tr01
 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.
 Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1400
Person ID	772477
Full Name	Mr. Roy Warren
Organisation Details	Planning Manager Sport England
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	The principle of a sports hub on this site is welcomed as this allocation provides a rare opportunity for providing such a facility. Furthermore, a residential allocation of this size would be large enough to justify on-site sports facility provision. However, it is difficult to provide further comment at this stage on the scale and nature of such a sports hub as this will depend on matters such as the sports facility needs of the community at the time that the allocation comes forward and the amount of land available for the sports hub. There will be a need to co-ordinate any sports hub with the proposed schools in this allocation as there is potential for shared facilities and management
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1406
Person ID	1262065
Full Name	Mr George Goldhagen
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am completely opposed to the development of proposed site Tr01</p> <p>It will irreparably destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which should be preserved for current and future generations.</p>

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers including dog walkers, joggers and families. If the farms are built upon, local residents in all of Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance. This fact is completely ignored in your proposal - it looks like zero consideration has been given to the importance of being the residents of Tring having easy access, and being able to quietly enjoy, their green surroundings.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1407

Person ID 1262064

Full Name Mrs Cecilia Litvinoff

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1412
Person ID	396161
Full Name	Mr Brian Lerigo
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed sites Tr02 and Tr03.</p> <p>The fields which these sites would occupy are currently under water, not a one-off occurrence, a problem which would be compounded by concreting over them.</p> <p>The plan shows a school adjacent to Station Road, currently with a 60mph limit; increased risk of accidents will occur through 1) school traffic</p> <ul style="list-style-type: none"> • station comuter runs • satNav generated HGV traffic from east of Tring, already a concern. • Cycling - especially the non-compliance with the cycle pathways. Extensive housing developments will vastly increase traffic along Grove Road, passing an existing primary school. The junction at Station Rd/Cow Lane/Grove Rd would become a major source of congestion. <p>Existing NHS facilities would be unable to cope with the proposed population increase. The Station car park is already beyond capacity, but will people be travelling anyway?</p> <p>Who will be buying these properties, will we see a repetition of the Silk Mill fiasco with houses built for GLC overspill and no one wanting to venture out?</p>

Re proposed site Tr01.

Cow Lane is already a very busy two lane road, particularly at weekends when all the sports facilities are in use.

One way of mitigating the enormous traffic congestion these plans would create is to improve public transport, i.e. the Tring and surrounding villages bus services. This is at present a Herts CC accountability, so some real joined-up planning needs to be carried out in this area.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1416

Person ID 1262069

Full Name MRS CAROLINE BURRAGE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Tring comment

I do not object in principle to increased development for Tring. The town and population do not need to be static and 'preserved'. However, we are at a fundamental point as a country and world with the pandemic and climate crisis demanding a thoughtful and forward looking response to the needs of our population and town.

The pandemic is re-drawing patterns of work and consumption as well as expectations with respect to lifestyle priorities. Specifically, more people are able and open to working from home or reducing commutes that were previously an expectation of life especially for many Tring residents. If this is the case, what should the town look like? What needs does it serve? How can it be made to be an even more attractive place for residents to live?

Key to this is the amount of green space that can be accessed by residents. Expecting Tring Park and surrounds to provide all leisure space is neither desirable or sustainable and so considered thought must be given to the extent of

green space and accessibility in the plan. by which I mean decent gardens and areas for leisure that are integral to the new housing developments.

Furthermore, biodiversity is key to public health and must be prioritised. Building on green belt land, destroying ancient hedgerows and putting increased pressure on the SSSIs is counter to good public health and the UK's commitments to countering climate change. The plans must be explicit about how green space, biodiversity, wildlife corridors etc will be developed, nurtured, promoted and connected in a way that promotes these values above the needs of developers.

If homes are to be built, this must be with a plan for carbon neutrality and energy efficiency as the goal. To do so otherwise runs counter to all commitments at from local council to central government.

I appreciate this is a broad statement that does not deal with specifics of the proposal but I urge Dacorum Council and developers to be bold with plans and think about the value that can be created if development is pursued with the health and well being of people and nature - intimately connected - as its lodestar.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1418
Person ID	401914
Full Name	Mr Anthony Ogden
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1424

Person ID 1261644

Full Name Nicola & Nick Sharp

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**

* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr03 East Tring Devt</p> <p>It will destroy the beautiful landscape on the station road entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>The car parks in Tring currently cannot cope on busy market days. We can not increase population further. Tring station carpark is also full in normal times everyday very early and can not ber relied on for space later in the day.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr03 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>Aldbury , a beautiful village will be in danger of overcrowding and pollution from all the extra houses so close to the villlage.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1426
Person ID	1262070
Full Name	Mr David Davies
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

These plans totally disregard the need for green spaces in urban environments (<https://www.nationaltrust.org.uk/features/new-research-shows-the-need-for-urban-green-space>) and destroy much of the Chiltern Chalkland which is a unique habitat for native wild life.

The proposed infrastructure would not support the proposed growth and would result in increased congestion and pollution.

The proposed development provides very poor quality housing being very high density delivering little economic housing - most low cost development end up in the rental sector within 18 months.

There has been no real consultation about what is actually needed in Tring, it has simply been imposed as an easy solution on council owned land.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1428

Person ID 1262071

Full Name	MRS PATRICIA TWEED
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the Dacorum Local Plan to 2038 for the development of proposed site Tr03</p> <p>It will destroy the beautiful landscape surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>The proposed development will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>The proposed development site will put immense pressure on the Town's infrastructure and there is no provision of additional parking at key sites such as Tring Railway, Tring Town Centre or appropriate NHS Primary Care or the development of dedicated hospital, a & e - Watford Hospital is already oversubscribed.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if TR03 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives.</p>

The farms and the Marshcroft Lane / Grove Road access are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I am highly concerned that the development of TR03 will impact on the quality of life for all Tring residents and will have a huge environmental aspect on those residents living at the boundary of the proposed development at TR03. TR03 is regularly flooded and serves as a natural floodplain from the canal. Light pollution will increase. Noise pollution will have considerable impact. And the actual building works and proposed timescales will have a detrimental impact on residents especially those living with chronic conditions such as asthma that is aggravated by dust and air pollution.

Above all the overall proposed plan will forever change the nature of Tring's historic market town.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1430

Person ID 1262073

Full Name MR DES PARKER

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment** I am opposed to the development of proposed site Tr01

It will damage the pleasing agricultural landscape of the eastern entrance to the town and diminish the impact of the surrounding Chilterns Area of Outstanding Natural Beauty.

The still surviving small town character of Tring would rapidly mutate into one indistinguishable from that of any other expanding urban centre, and be an emotional and financial blow to residents who have made a sacrifice and paid a premium for buying their homes here.

The proposed major road junction for Cow Lane and at least two new major junctions on London Road sound like a nightmare. Get ready, Tring, for greatly increased traffic and concomitant noise and air pollution for all. The town centre and surrounding roads grow more bustling by the year, and throwing a developed Tr01 into the mix sounds like a recipe for an urban horror show.

The public right of way across the farms that are earmarked for concrete, tarmac and brick is of considerable recreational benefit to a lot of walkers and runners, human and canine. Reaching alternative routes would involve first trekking through the streets of the town.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of wildlife is of inestimable importance to the world.

Despite the doubtless sincere and capable efforts of planners, engineers et al to manage the matter of rainwater runoff 'flowing' from urban development, from this layman's perspective it seems inevitable building over the open countryside of Tr01 will increase lying surface water and the prospect of flooding. Intensive agriculture and bricks and mortar are major contributors to the regular flooding we see across much of the country every year, Tring has been largely unaffected by this scourge - and we all want it to stay that way... thanks.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1433

Person ID 1262076

Full Name MRS AMY ANDERSON

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Tring was never designed for such large scale development, which is evident by the very narrow high street.

Tring residents follow strict planning laws on their own homes, to ensure we keep the character of a historic town, yet when it comes to significant over development, demolishing our beloved countryside and putting unimaginable strain on our infrastructure that seems perfectly fine? Please don't ruin this historic town - life without easily reachable countryside would be an absolute travesty to all current and future generations and cause untold health problems.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS1434

Person ID

1262075

Full Name

Mrs Dee Cadge

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. It's of deep concern to me that the principle of guaranteed protection for 'Greenbelt' status, and for AONB's, appear to be so easily swept aside. As a citizen, I expect those principles to be 100% upheld, for the protection

of the natural environment. If a piece of land's status is to be changed, at the very least there needs to be some public consultation before any development takes place.

I also object to the detrimental effect the development will have to our local businesses, namely both of the farms and Tring Brewery. Those businesses play an important role in the community - food production, drink production, tourism, farm shop and cafe, livery and stables provision, and workshops for local craftsmen. We've supported them throughout the pandemic, to keep them afloat, and look after our community. Those efforts must not be permitted to have been for nothing, if our council - which is supposed to represent us - agrees a planning application which will be devastating to them and their owners' livelihoods.

I am also very concerned indeed that the resultant population increase will completely overwhelm the town, whose amenities have been increasingly limited in number in recent years (eg the town has no banks now, and just 3 cashpoints), and diminished still further since the pandemic. The building work currently taking place on the other side of the town will already place great strain on our amenities - GP surgery places, secondary school, primary schools, supermarket, town car parks - and to build another 400 homes on the Tr01 site will exacerbate that situation still further. Another consideration is the potential additional use of Tring railway station by an increased number of commuters. Parking availability at the station has been very scant for years, and simply cannot sustain still more cars parking there on a working day.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. Tring was granted a Market charter over 1000 years ago - do the rules of that grant which deem this new development acceptable?

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. (Cow Lane is already overwhelmed by cars parking on the verges, and creating a hazard, when match and tournament days are taking place at the Rugby Club.) These new junctions will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1435

Person ID 1262077

Full Name MR BARRY O'SULLIVAN

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

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There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1437

Person ID 1262079

Full Name Mr Paul Simmons

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1440
Person ID	1262083
Full Name	Ms Sophie Lancaster
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

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There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1448

Person ID 1262085

Full Name Mrs Kate Gillan

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment** I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Current infrastructure will already be put under extra strain by the development at Roman Park on the Icknield Way. GP services in the town are stretched and Tring School, together with the three local primary schools, is oversubscribed, so where would the children of these new households be schooled? The current rebuild and modernisation happening at Tring School does NOT include any extra capacity.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1455
Person ID	1262087
Full Name	Mrs Denise Harrison
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

The infrastructure for this expansion is not in place - Tring School is already over subscribed, what would happen to those children from the surrounding villages who go to the school - where would they then have to go? The character of the town will be destroyed by this expansion.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1456

Person ID 1262088

Full Name MRS ALISON SAVITSKY

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment

am opposed to the development of proposed site Tr01

Whilst supporting the efforts of Dacorum to play its part in solving the national housing shortage, particularly for local young people who cannot afford houses, we strongly oppose the Dacorum local plan 2020 to 2038 as currently proposed.

The number of new homes needed:

... is based on outdated figures: the plan is based on Office of National Statistics data from 2014, the more recent predictions of 2018 more than halve the number of new homes needed in Dacorum, and even that data is from before Brexit and Covid so out of date.

... the housing target for Hertfordshire is higher than the comparable counties of Surrey and Sussex (www.lichfield.uk).

... there must be a binding commitment for affordable homes in the plan. Too often developers have been allowed to wriggle out of this commitment. Tring is not suitable for this kind of increase in population:

... there is no capacity for more footfall at the station, the car park gets full and the trains to London overcrowded (based on pre-covid numbers).

... the High Street is unsuitable, as the main throughfare from east to west Tring the High Street is narrow and overcrowded for both traffic and pedestrians at peak times. The structure of the High Street has subsided with the current levels of traffic, this will only get worse.

... under the current proposals Tring bears the brunt of new housing with more homes than other towns in Dacorum (percentage terms).

... there are currently electric vehicle charge points in Forge car park and at Tesco, this is clearly insufficient for a town the size of Tring. Environment

... the plan should allocate land for new allotments for the residents so they can grow their own fruit and vegetables.

... the plan must commit to increase habitat for wildlife, including wildlife corridors and re-wilded areas to increase bio-diversity.

... there should be recreational corridors built into the plan to promote cycling and walking in a safe environment, they should be wide with natural vegetation and not narrow alleyways.

Sustainability

... Building Standards, the plan uses the right words to describe sustainability standards, but offers no commitment to these. All new buildings should be designed to meet the most stringent standards and must be at least net zero carbon. Every home should include a parking space with electric charging, should not be reliant on fossil fuels for heating and should include solar PVs. There is no commitment to this in the Local Plan.

... Public Transport, the plan makes no promise to improve public transport to connect these homes, so people do not have to rely on cars on a road structure that in many cases cannot be widened.

Summary

... Dacorum has declared a climate emergency, this plan should give the opportunity to put that into practice and create an inspirational environment where we can live and work together with nature. Instead the Local Plan is unimaginative and will become a developers dream of suburban sprawl, not something we will be proud of. If there is one thing that has become apparent in recent years, it is that we can't carry on as before and that we need to find a better way forward.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1457

Person ID 398657

Full Name Mr Christopher Gregory

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring comment I am opposed to the development of the proposed sites at Tr01 together with the fields between Bulbourne Road & Station Road they are the wrong place and will have a significantly detrimental impact on the character of this small market town.

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 and the fields between Bulbourne Road and Station Road are developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

In my view please identify the right place by undertaking the following:

Incorporate the findings of the green belt review

Incorporate the findings of the site analysis

Minimise negative impact on the environment

Minimise negative impact on health and wellbeing of residents

Prioritise brownfield developments

Prioritise sites with existing planning permission

Have good access to arterial roads

Have a lower green belt rating

Prioritise Council owned land.

Thank you

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1458
Person ID	1262089
Full Name	MRS JANE JANEWAY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1492

Person ID 1262222

Full Name Mr Daniel Gillan

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment** I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Tring School, which is currently being redeveloped, has no increased capacity from its current size. Increased development would put critical strain on an already full school.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1498

Person ID	1262225
Full Name	Miss Daisy Lowe
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* Yes
* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1506

Person ID 1262228

Full Name Mr Christopher Martin

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

Tring is a relatively small market town with hundreds of years of history attached and having lived here for over 50 years I have witnessed an increasing number of new construction sites slowly destroying the outstanding landscape we enjoy, all to the detriment of the wildlife that surrounds the town with its historic parks, reservoirs and numerous walks.

Tring is visited by thousands of tourists every year and the proposed development will destroy the beautiful landscape that is visible when entering our historic town.

We are slowly seeing the destruction of the Chilterns Area of Outstanding Natural Beauty and if schemes like this are permitted to go ahead it will have a huge impact on this historic market town.

The Construction of new roads into this part of Tring cannot be accommodated without having an impact on local residents and the harm that will be imposed on the environment should seriously be considered. We should be attempting to reduce noise, reduce air pollution and reduce the impact on our environment etc; not adding to it with further developments which will be harmful to the existing environment and the residents of Tring. Lets heal and mend our damaged environment; not continue to destroy it !

Traffic movement in Tring is relatively low and any additional traffic in and around Tring imposed by this develoment will only cause further impact to our environment, cause the town to become more congested (there is already insufficient parking available in the town) and increase air pollution which will be harmful to the local wildlife and residents

Wellbeing of the public is paramount and this development would take away the public right of way across the farms, a popular route with numerous walkers, dogwalkers, (like myself) joggers etc who would then be denied access to the much loved countryside and walks that surround this historic town.If the farms are built upon, local residents will be deprived of this much-loved amenity and their wellbeing will suffer.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. The conservation of our local wildlife heritage, our links to the historic natural history museum, the history of Pendley manor are what makes Tring such an attraction to tourists and visitors and it is critical that we remain our status as a small historic village and retain the relatively unspoilt area of outstanding natural beauty that surrounds us

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1512

Person ID 1154026

Full Name BARBARA FOSTER

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>Whilst there is a real pressure for land for new homes, we would hope that if this site is brought forward for development any development is sympathetic with the current use and environment and that this will development will be low density with appropriate green and amenity areas incorporated.</p> <p>I have a concern that the current volume of traffic using Cow Lane and Station road, which is already heavy, will increase significantly and the proposed plans for the new road junctions will impact detrimentally, in terms of pollution, noise and congestion.</p> <p>Tring is a historic market town and at present it is relatively traffic free, an aspect greatly appreciated by residents. It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS1517
Person ID	1262232
Full Name	Miss Jessica Ashdown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>Tring a Market town which will inevitably be changed these massive development plans beyond recognition and not in a positive way. Flooding is bad enough without further developments taking place on our gorgeous green spaces. This current plan must not be allowed to go ahead.</p>

Yes / No * Yes * No	
Proposal & Sites Tring	
Other Sites comment	
Included files	
Title	Tring
ID	EGS1526
Person ID	1253872
Full Name	Georgia Huelamo
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>All Tring sites:</p> <p>The plan has not demonstrated sustainability and the excess numbers of housing in the target is irresponsible. This plan needs to be reconsidered properly with sensible housing figures in keeping with the local environment, the local population and preserving greenbelt land. Nearly all national and local policy will be contravened if these developments in Tring go ahead. The traffic which the development in Tring will produce (if each house has 2 cars); This traffic will impact on Northchurch High Street through to Berkhamsted. Additionally, the High Street and A41 noise and air pollution will increase dramatically. I don't see any strategy to minimise this pollution nor the traffic congestion.</p> <p>I concur with the view of the CPRE Herts and in that ...'the National Planning Policy Framework (NPPF) specifically states (paragraph 11b) that Sustainable Development for local plans means, amongst other criteria, meeting housing needs 'unless policies in the NPPF that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development', listing Green Belt, AONB's and SAC's amongst such 'areas or assets' in footnote 6.</p> <p>Dacorum Borough Council has failed to follow this national planning policy to take these areas, such as the loss of Green Belt and the Chilterns Area of Outstanding Natural Beauty (AONB), into account when proposing the number of houses that should be built'.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1540
Person ID	1262234
Full Name	Mrs Diane Gregory
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of the proposed sites at Tr01 together with the fields between Bulbourne Road & Station Road they are the wrong place and will have a significantly detrimental impact on the character of this small market town.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 and the fields between Bulbourne Road and Station Road are developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

In my view please identify the right place by undertaking the following: Incorporate the findings of the green belt review
 Incorporate the findings of the site analysis Minimise negative impact on the environment
 Minimise negative impact on health and wellbeing of residents Prioritise brownfield developments
 Prioritise sites with existing planning permission Have good access to arterial roads
 Have a lower green belt rating Prioritise Council owned land.

Thank you

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1541

Person ID 1262234

Full Name Mrs Diane Gregory

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

<p>Proposals and Sites Tring comment</p>	<p>I am opposed to the development of the proposed sites at Tr01 together with the fields between Bulbourne Road & Station Road they are the wrong place and will have a significantly detrimental impact on the character of this small market town.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 and the fields between Bulbourne Road and Station Road are developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>In my view please identify the right place by undertaking the following: Incorporate the findings of the green belt review Incorporate the findings of the site analysis Minimise negative impact on the environment Minimise negative impact on health and wellbeing of residents Prioritise brownfield developments Prioritise sites with existing planning permission Have good access to arterial roads Have a lower green belt rating Prioritise Council owned land.</p> <p>Thank you</p>
<p>Yes / No * Yes * No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	
<p>Title</p>	<p>Tring</p>

ID	EGS1542
Person ID	1262234
Full Name	Mrs Diane Gregory
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of the proposed sites at Tr01 together with the fields between Bulbourne Road & Station Road they are the wrong place and will have a significantly detrimental impact on the character of this small market town.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 and the fields between Bulbourne Road and Station Road are developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>In my view please identify the right place by undertaking the following: Incorporate the findings of the green belt review Incorporate the findings of the site analysis Minimise negative impact on the environment Minimise negative impact on health and wellbeing of residents Prioritise brownfield developments</p>

Prioritise sites with existing planning permission Have good access to arterial roads
Have a lower green belt rating Prioritise Council owned land.
Thank you

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1548

Person ID 1262258

Full Name Mr Jeremy Cadge

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. It's of deep concern to me that the principle of guaranteed protection for 'Greenbelt' status, and for AONB's, appear to be so easily swept aside. As a citizen, I expect those principles to be 100% upheld, for the protection of the natural environment. If a piece of land's status is to be changed, at the very least there needs to be some public consultation before any development takes place.

I also object to the detrimental effect the development will have to our local businesses, namely both of the farms and Tring Brewery. Those businesses play an important role in the community - food production, drink production, tourism, farm shop and cafe, livery and stables provision, and workshops for local craftsmen. We've supported them throughout

the pandemic, to keep them afloat, and look after our community. Those efforts must not be permitted to have been for nothing, if our council - which is supposed to represent us - agrees a planning application which will be devastating to them and their owners' livelihoods.

I am also very concerned indeed that the resultant population increase will completely overwhelm the town, whose amenities have been increasingly limited in number in recent years (eg the town has no banks now, and just 3 cashpoints), and diminished still further since the pandemic. The building work currently taking place on the other side of the town will already place great strain on our amenities - GP surgery places, secondary school, primary schools, supermarket, town car parks - and to build another 400 homes on the Tr01 site will exacerbate that situation still further. Another consideration is the potential additional use of Tring railway station by an increased number of commuters. Parking availability at the station has been very scant for years, and simply cannot sustain still more cars parking there on a working day.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. Tring was granted a Market charter over 1000 years ago - do the rules of that grant which deem this new development acceptable?

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. (Cow Lane is already overwhelmed by cars parking on the verges, and creating a hazard, when match and tournament days are taking place at the Rugby Club.) These new junctions will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1549

Person ID 1262259

Full Name Ms LINDA PARTNER

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1551

Person ID 1262261

Full Name Mrs Marilyn Goodall

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

Yes

* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS1553
Person ID	1262264
Full Name	Mrs Elaine Fraser
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>My sister lives in [address removed]. She moved to Tring originally because of its unspoilt rural location and friendly, characterful, market town atmosphere - the perfect place to bring up a family. The peaceful tranquility, abundant wildlife and ancient farmland are what sets Tring aside from the encroachment of London suffered by towns inside the M25. What a crying shame that this is due to be given up to development on a scale which completely changes the lives of every Tring resident from then on in. Yes, new housing is a Government requirement and nobody wants it 'in their backyard' but where is the sensitivity in this development?</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p>

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS1554

Person ID

1262265

Full Name

Mr Russell Peplow

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

<p>Proposals and Sites Tring comment</p>	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
<p>Yes / No * Yes * No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	

Title	Tring
ID	EGS1556
Person ID	1262270
Full Name	Mr Peter Ashman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am stringly opposed to the development of proposed site Tr01</p> <p>There is NO housing crisis in Tring or the surrounding area and the construction of more houses would just make some developers very rich.</p> <p>It is beyond comprehension that Dacorum seems willing to ruin the essence of an historic and unique town by practically doubling its size.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. Don't spoil it!</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I urge you, strongly, to reject this unnecessary proposal.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS1557

Person ID

1262274

Full Name

Ms Natalie Crofts

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

<p>Proposals and Sites Tring comment</p>	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
<p>Yes / No * Yes * No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	

Title	Tring
ID	EGS1563
Person ID	1260507
Full Name	Michael Burbidge
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>All of the sites proposed for Tring are green belt and farm land. They will be either far enough away from the station or the town centre to necessitate car use. Any provision for older people will need to be close to the shops and health facilities as they are less likely to drive.</p> <p>The secondary school on Tr03 will not have a large enough catchment area to support a 50% increase in the population of Tring. This means that the plans are to: offer places to students from Berkhamsted and Buckinghamshire, build a bigger school and close down the current secondary school (and build more houses on the site) or to build a sixth form college which will serve Bekhamsted as well.</p> <p>All of these options increase traffic, the amount depending on where it is situated and the access to it. The worst option is the 6th form college as many students will drive, driven by Herfordshire's policy of not providing free bus passes for over 16s. This will cause parking issues around the school making it more difficult and dangerous for pupils to walk and cycle. This is another example of current policy encouraging car use and traffic. Simple changes could be today to reduce traffic but they are not so why should we believe that this will happen in the future?</p> <p>Building on this scale will destroy the character of Tring and the local countryside.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS1565
Person ID	1262279
Full Name	Mr Ross Witeszczak
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	My comments are in relation to each of the East of Tring sites (of which there are a number). References in brackets are made in reference to the Dacorum Local Plan (2020-2038) Emerging Strategy for Growth Consultation
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1566
Person ID	1262279
Full Name	Mr Ross Witeszczak
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	

* No	
Proposals and Sites Tring comment	The council has decided, without offering of rationale or evidence of the decision making process, that "the important market towns of Berkhamsted and Tring play a much greater role in delivering growth in the Borough" (2.24)
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1567
Person ID	1262279
Full Name	Mr Ross Witeszczak
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	This assertion that Berkhamsted and Tring should play a much greater role ensures that our towns are being disproportionately targeted for change and development over a prolonged period of time. The planned 1400 new homes in the East of Tring area alone (23.143) represent a material change, even being described as a new neighbourhood in this consultation document. This concentration of development in a single place, even over a prolonged period of time, will mean local residents are subject to near permanent construction over the 18 year period of this plan.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS1568
Person ID	1262279
Full Name	Mr Ross Witeszczak
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	I obviously strenuously object to the level of the burden being placed upon Tring specifically. It seems that the percentage increase in housing that is being demanded in Tring is multiples of the growth rates being expected of Dacorum of a whole (there are growth rates of ~55% being floated by local media which looks to be based on a current population of ~12,000 and a UK estimate of 2.4 people per household and 2,730 (23.142) houses - which equates to a growth of 54.6%). Tring is a small market town and can in no way support the level of growth being demanded of it.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1569
Person ID	1262279
Full Name	Mr Ross Witeszczak
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	
Proposals and Sites Tring comment	Hemel Hempstead is materially better placed to accommodate the level of growth required, it has benefited from both previous investment and development and has a critical population density (which Tring does not have), material investment from industry (which Tring as a small market town does not have - nor could this plan ever deliver) and additional growth in Hemel Hempstead would be in line with what would be expected of a town its size.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1570
Person ID	1262279
Full Name	Mr Ross Witeszczak
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	In summary, an expected 55% growth in population for Tring is disproportionate, disastrous, and likely indefensible. I accept and wholeheartedly agree that we need to build new homes throughout the UK, and Dacorum must play its part, but it should be balanced. The proposed development around Tring should be scaled back to a manageable level of growth and be spread across all the suggested sites. Using the same calculation as above, Hemel Hempstead is being asked to deliver 10,600 properties (SP2 - 3a) equating to 25% growth on assumed population of 97,500 and Berkhamsted is being asked to deliver 2,200 properties (SP2 - 3b) equating to 33% on assumed population of 16,000.
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1572
Person ID	1262283
Full Name	Mr John Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1573
Person ID	1262283
Full Name	Mr John Smith
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1574
Person ID	1262283
Full Name	Mr John Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1576
Person ID	1262283
Full Name	Mr John Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1577
Person ID	1262283
Full Name	Mr John Smith

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1578
Person ID	1262283
Full Name	Mr John Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1591
Person ID	1149465
Full Name	David Reavell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>TR01</p> <p>The development as proposed will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. Irreparable harm would be done to the unique character of the historic market town.</p> <p>As an existing Tring resident I believe the proposed transport and access links are inadequate to facilitate efficient and safe movement.</p> <p>Noise from the A41 is already intrusive in properties fronting Station road particularly at night and early morning, mitigation measures should be required on the A41 if the development does take place.</p> <p>The proposed site slopes from the A4251 towards Station road and major surface water attenuation would be required to prevent the increased run off from developed site. This is highlighted by current flooding on many sites around the town.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane junction and major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, and surface water flooding risk.</p>

The loss of the currently rural public right of way across the farms to which there are no suitable local alternatives would be a major loss to residents and dog walkers in the surrounding area.

The farms are currently a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of wildlife habitat is not given sufficient priority in the local plan. The loss of this site would be unmitigated in the current proposals.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS1592

Person ID

1149465

Full Name

David Reavell

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

TR03

This site suffers from many similar issues as Tr01 in a strategic sense. It is too large an allocation to be delivered in the plan period without major harm to the existing town. It will overstrain the towns facilities.

The site is poorly drained causing substantial runoff to existing roads and the canal. This will be exacerbated if the site is developed.

The scale of development proposed will overwhelm the proposed road infrastructure causing serious congestion and safety risk to Station Rd, Cow lane, Beggars lane (already a dangerous rat run) and on the towns parking and other town centre facilities.

Yes / No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1593
Person ID	1149465
Full Name	David Reavell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	TR06 I am not opposed in principle to redevelopment of the site proposed at Tr06 however I do not believe the site is sufficiently large to provide the type of facility proposed. If the housing allocations proposed for Tring were confirmed the resulting town centre would be disjointed and deficient this would probably result in an unviable development taking place on this site with any new supermarket locating on the edge of town causing more out of town traffic and splitting the retail offer to the detriment of the town and environment.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1607

Person ID	1261385
Full Name	stephen hearn
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Growth area TR06 – off Brook Street Tring</p> <p>TR06 comprises Tring Market Auctions, The Tring Local History Museum, the Fire Station and Forge Car Park.</p> <p>Tring Market Auctions is located at the rear of the site of TR06 with access from Brook Street and a license to access the Forge Car Park.</p> <p>The ownership of the site is divided between Tring Town Council (Auction Rooms, Museum and the Market Place <i>hardstanding area</i>), Dacorum Borough Council (Forge Car Park) and Herts County Council (The Fire Station). The Freehold ownerships make it a somewhat complicated issue should planning proceed.</p> <p>In the proposal, no mention has been made for Tring Market Auctions to be included in the future plans of TR06, but mention has been made that if the site is re-developed Tring Market Auctions would be offered an alternative site in the town – where? The Auctions currently comprise about 16000 sq ft of buildings alone together with the adjoining parking areas. No detail has been provided and no mention of re-location provisions has been made. It appears the proposals are an afterthought to the Dacorum local plan. Tring Market Auctions occupy under the terms of a lease with Tring Town Council.</p> <p><u>The History and Current use of the Site</u></p> <p>In 1893 under the requirements of the Board of Agriculture and with the assistance of Lord Rothschild, the sale room with office was constructed in Brook Street. It was let to W Brown & Co. who conducted the first sale by auction in January 1894, since when auctions and sales have been held continually on the site for over 125 years – surely this qualifies the location to be part of Tring’s heritage.</p> <p>During recent years from 1960 there has been numerous enquiries and planning applications to develop the site with offices and supermarkets together with residential, all of which have been rejected.</p> <p>In 1993 the livestock auction ceased to operate leaving the chattel auction business to continue and flourish under the directorship of Stephen Hearn who took Tring Market Auctions to become independent and grow into the fine company it is today.</p>

It now has an extensive complex of four Auction Rooms, forming one of the largest and best known venues of its type in the Home Counties.

The sales attract a very large number of vendors and buyers from Tring and the surrounding towns and villages together with an ever-growing number of people from throughout the Home Counties and Internationally. Many of the buyers represent the trade and other specialist collectors in all categories.

The auctions provide a friendly and entertaining atmosphere on sale days making it an enjoyable venue for both business and pleasure. Regularly around 500 visitors attend on viewing and sale days, many of these attending the auction visit the town shops and local attractions.

Tring Market Auctions is a unique and key component of the town's economic town centre fabric. It provides a key fulcrum for maintaining the town centre economic sustainability. Visitors to the auctions provide business for other local shops and enterprises not just on sale days but across all the sites activities, its town centre location is fundamentally linked to many other local business and the town market continued sustainability.

The auction rooms provide a unique component part of maintaining Tring Town Centres' viability and supporting Tring based economic development. If Tring is expected to grow then business, jobs and economic infrastructure growth needs to be matched, Tring Market Auctions needs to be maintained as it supports this economic ambition of the Local Plan through continued town centre provision of a business that is complementary to local shops and does not provide competition, as would the proposed supermarket.

The Saleroom operates with a permanent staff of some 20 people which includes consultants and additional part time staff during sale days. The venue is a key local employer, bringing training and development and job opportunities for local young people.

The Auction sales deal with all periods of furnishings and collectables, processing over 50,000 lots each year providing an effective and affordable house furnishing option for many local people. It has a growing importance as a recycling centre, particularly when it is estimated over 20 tonnes of furniture timber is recycled every fortnight, which supports the climate ambitions in the Local Plan.

In addition the Auction provides a key income stream to the Town Council reducing precept impact on local residents and contributing to a sustainable model of local government

The Auction provides a service to both the local community and professional organisations throughout the Home Counties and beyond.

Points of Consideration

- It is positioned on a site with a long history of auctions and marketing of stock
- It is an important asset for the Town
- The auction attracts a large number of visitors to Tring throughout the year
- It employs local townspeople
- Town Centres should reflect the distinctive characteristics of a Market Town
- The site would not lend itself as a supermarket, particularly when this proposal is unproven

- The Auction Rooms occupy a strategic position at the head of an open space and wildlife corridor which runs from the Tring Park Mansion vista through to Icknield It is very much part of the local community, supporting many of the Town's organisations and groups

Planning Matters for Consideration

- Brook Street has a notorious reputation for being dangerous in parts where it is very narrow making it often difficult for vehicles to pass
- Tring High Street has introduced traffic calming measures
- It is suggested in the development plan that a supermarket would be served with a new carpark. Bearing in mind the development would include the existing Forge Car Park, does one interpret this as denying the town parking facilities
- Recently, two large planning applications have been refused in Brook Street both in close proximity to TR06, one being the residential re-development of Market Garage and the introduction of a residential development on the North Eastern side of Silk Mill works. In both instances, the reason for refusal included over-development of the respective sites and the dangers of access to Brook Street
- The plan proposals to create new food and drink leisure uses is difficult to understand when there are currently so many retail outlets available in Tring
- It states that any re-development of the site would only be permitted once replacement facilities are provided elsewhere in the town. The only specified new location is in Growth Area TR01 (Dunsley Farm) for the Fire and Rescue There is no detail with regard to the siting of Tring Market Auctions, nor the Local History Museum.
- One can create new buildings but one cannot create history

TR06 is not a redundant site, it forms an important part of Tring Town Centre with Tring Market Auctions and the local Museum providing both business and pleasure to hundreds of people throughout the year.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1613

Person ID 1262297

Full Name Mrs Denny Smith

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1614
Person ID	1262297
Full Name	Mrs Denny Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1615
Person ID	1262297
Full Name	Mrs Denny Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1616
Person ID	1262297
Full Name	Mrs Denny Smith
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1617
Person ID	1262297
Full Name	Mrs Denny Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion. Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1618
Person ID	1262297
Full Name	Mrs Denny Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1619
Person ID	1262297
Full Name	Mrs Denny Smith
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1622
Person ID	1262293
Full Name	David Cave
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Site TR02- the impact of a new access road on to Bulborne Rd should be considered across the wider highway network. Volumes of traffic along this road including significant HGV use are already high, particularly in peak periods.</p> <p>TR03- prior to deciding on whether 1,400 homes is appropriate in this location all landscape considerations should be assessed and their comprehensive protection and enhancement ensured. As per comment for TR02 impact on the wider highway network should be assessed.</p> <p>TR06- every effort should be made to overcome any development obstacles and secure the proposed development in this area, rather than TR01, to ensure the prosperity of the high street.</p>

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1659
Person ID	1262331
Full Name	MRS JEAN COOK
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable Harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm – congestion, noise, air pollution, etc – for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free – this is a much appreciated aspect of the town – and this would be lost forever if Tr01 is developed.</p>

The public right of way cross the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

People need homes but, as this pandemic has highlighted, they also need the countryside. Once we build on AONB we cannot get it back. Any encroachment on these farms will be to the detriment of the community

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring

Other Sites comment

Included files	
Title	Tring
ID	EGS1683
Person ID	1262339
Full Name	MARGUERITE HIRT RAJ
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

It is irresponsible to build on such a scale now, before the full impact of the Covid pandemic and of Brexit are known. The number of houses needed to be built before these two events might prove to be far too large.

Such a small town should develop slowly and as organically as possible in order to preserve its character, not by sudden massive and potentially unnecessary bursts that will deeply change its nature.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1694
Person ID	1262343
Full Name	MRS CHRISTINE TSE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS1695

Person ID

1262345

Full Name

Mrs Anna Reeves

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed. The town centre is not big enough to accommodate the parking needed for the population increase proposed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1696

Person ID 1262349

Full Name Mr Matthew Shearn

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1697
Person ID	1262350
Full Name	MRS CHARLOTTE BENT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers (including many dog walkers), joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1699
Person ID	1262351
Full Name	Mrs Claire Innocenti
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1707
Person ID	1262353
Full Name	L HOUSDEN

Organisation Details	Clerk Tring Town Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	See attached representations - it is TTC's view that the overall strategy of directing so much growth to Tring is flawed. See in particular TTC's representations to allocations TR01, TR02, TR03 & TR06. The findings of the various Green Belt assessments, especially in relation to site allocation TR03 have been overridden.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	Tring Town Council - Completed consultation Comments Form (Final).pdf
Title	Tring
ID	EGS1709
Person ID	1149470
Full Name	Mrs Fiona Reavell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The development as proposed will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. Irreparable harm would be done to the unique character of the historic market town.

As an existing Tring resident I believe the proposed transport and access links are inadequate to facilitate efficient and safe movement.

Noise from the A41 is already intrusive in properties fronting Station road particularly at night and early morning, mitigation measures should be required on the A41 if the development does take place.

The proposed site slopes from the A4251 towards Station road and major surface water attenuation would be required to prevent the increased run off from developed site. This is highlighted by current flooding on many sites around the town.

A new major road junction is proposed for the already totally unsuitable Cow Lane junction and major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, and surface water flooding risk.

The loss of the currently rural public right of way across the farms to which there are no suitable local alternatives would be a major loss to residents and dog walkers in the surrounding area.

The farms are currently a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of wildlife habitat is not given sufficient priority in the local plan. The loss of this site would be unmitigated in the current proposals.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1710

Person ID 1149470

Full Name Mrs Fiona Reavell

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Tr03 This site suffers from many similar issues as Tr01 in a strategic sense. It is too large an allocation to be delivered in the plan period without major harm to the existing town. It will overstrain the town's facilities. The site is poorly drained causing substantial runoff to existing roads and the canal. This will be exacerbated if the site is developed. The scale of development proposed will overwhelm the proposed road infrastructure causing serious congestion and safety risk to Station Rd, Cow lane, Beggars lane (already a dangerous rat run) and on the towns parking and other town centre facilities.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1711
Person ID	1149470
Full Name	Mrs Fiona Reavell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Tr06

I am not opposed in principle to redevelopment of the site proposed at Tr06 however I do not believe the site is sufficiently large to provide the type of facility proposed. If the housing allocations proposed for Tring were confirmed the resulting town centre would be disjointed and deficient this would probably result in an unviable development taking place on this site with any new supermarket locating on the edge of town causing more out of town traffic and splitting the retail offer to the detriment of the town and environment.

Yes / No
 * Yes
 * No

**Proposal & Sites Tring
 Other Sites comment**

Included files

Title Tring

ID EGS1740

Person ID 1262353

Full Name L HOUSDEN

Organisation Details Clerk
 Tring Town Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes
 * No

**Proposals and Sites Tring
 comment**

4.3. The combination of increased Borough- wide housing figure, as well as the increased percentage being ascribed to Tring, necessitates consideration of significant releases of Green Belt land under the terms of draft Policies SP4 (*"Delivering The Housing Strategy"*), SP23 (*"Delivering Growth in Tring"*), SP24 (*"Delivering Growth in East Tring"*) & SP25 (*"Delivering Growth at South East Tring"*). Policy SP6 (*"Delivering the Retail and Leisure Strategy"*) allocates further development to Tring both to the Town Centre (Tr06 High Street/Brook Street) and potentially to Growth Area Tr01, in the form of an additional out-of-centre convenience outlet.

4.4. The main housing allocations are annotated as sites Tr01-03 and together total nearly 145 hectares of Green Belt land; see below (the total proposed for Green Belt release in the emerging plan amounts to about 170 hectares, although this also involves land for schools and employment purposes):

Residual Site Area (Has)
Units allocated to each site
Dwgs per Ha
Tr01 - Dunsley Farm
27
400
15
Tr02 - New Mill
14.7
400
27
Tr03 - East of Tring
103.11
1,400
13.6
Tr04 - Icknield Way*
1.0
50
50
Tr05 - Miswell Lane
0.64
24
38
Tr06 - High St/Brook St
0.95
Not known

Total on allocated sites

146.4

2,274

15.5

*** Tr04 – Icknield Way is effectively carried over from Allocation LA/5 of the Site Allocations Plan, albeit repurposed from employment land to housing.**

4.5. The table above schedules the main allocations in Tring and calculates the equivalent of the allocation in terms of the number of dwellings per hectare. Land for some 2,274 houses is identified in the draft Emerging Strategy, which equates to an overall density of less than 16 dwellings to the hectare. As a development density the figure would probably be viewed as very low and out of step with Government policy in the NPPF, which recommends refusal in cases where proposals *"fail to make efficient use of land"* (see NPPF, paragraph 123c). The impact of building at such low densities also means that the land take is very significantly increased to accommodate Tring's allocation of new dwellings.

Yes / No

* Yes

* No

Proposal & Sites Tring
Other Sites comment

Included files

[Tring Town Council - Completed consultation Comments Form \(Final\).pdf](#)

Title

Tring

ID

EGS1744

Person ID

1262363

Full Name

MR MARK INNOCENTI

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

Yes

Proposals and Sites Tring
comment

am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1753

Person ID 1261728

Full Name Claudia Hunt

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr06</p> <p>It will destroy the town centre of the traditional market town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Similar developments have been granted all over the country with the same outcome: Killing off the town centre, diverting footfall away from the High Street, which means empty premises and derelict buildings as landlords won't be able to finance the upkeep of historic and often listed buildings.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr06 is developed. The supermarket in this location is the worst idea as Brook Street cannot serve the amount of traffic from the new growth areas and is struggling already now. It would be more sensible to build the supermarket on the edge of those growth areas if they really are going ahead.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1766
Person ID	1262368
Full Name	Miss Barbara Wheeler

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am writing to show my opposition to the proposed development of the following areas in Tring - all areas covering Dunsley Farm up to the Grand Unioin Canal and the fields along Marshcroft Lane.</p> <p>2,700 new homes! That will increase the population of Tring by 55%. It will destroy the existing character and charm of Tring. Tring is somewhere that I have come to love since moving here in 2013. There is a real caring community which exists in this market town. There is charm about the place too with its historic buildings and special high street. All this will be lost by this proposed development. The homes proposed are unsympathetic towards the existing homes and buildings that are already here. The sheer volume of new builds is gobsmacking in fact!</p> <p>The Greenbelt is so precious to us who live in Tring , who appreciate the wildlife, ancient hedgerows and being able to walk in these areas. It is part of what makes Tring, Tring. Many of these aspects will be destroyed by these proposed developments and in fact have a negative impact on our countryside and environment.</p> <p>I am very concerned also about how Tring will cope with this increase in population! Dentists, Doctors, utilities, schools are fully stretched already!</p> <p>I am also very concerned by the inevitable increase in the carbon footprint of this proposed development. How energy efficient will these new builds be? I haven't seen anything that guarantees that all new homes will be energy efficient! More cars and lorries will be squeezing down our High Street which struggles to accommodate the existing traffic even now!. These vehicles will be polluting our area too.</p> <p>In conclusion, I object totally to this huge development of the land around Tring. It will destroy everything that makes Tring such a great place to live. The community feel of the place, our amazing environment - the fields, farms etc will be lost forever. Pollution will increase and goodness knows how people will get up and down our high street. Tring will no longer be the Tring that I have come to love and appreciate.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS1770
Person ID	1262370
Full Name	MS ANGELA MITCHELL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1852

Person ID 1262476

Full Name Miss Sharon Egan

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01
It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.
Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.
A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1867

Person ID 1259867

Full Name Janet Rook

Organisation Details

Agent ID 1259862

Agent Full Name Janet
Rook

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Proposals and Sites Tring
comment

Yes / No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1868
Person ID	868491
Full Name	Mr Graham Hoad
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr01 A suitable swathe of landscape should be retained on the south edge of the site to the road as a relief to building up to the edge. All building on the southern edge of the site to be of particular good design quality. Environs about Peacock Cottage should respect the Listed Building and curtilage.</p> <p>Tr02 Least contentious of development locations.</p> <p>Tr03 The southern sector might be the first to be developed as there is an opportunity to create a cycle and pedestrian corridor to link the town with the train station. A safe and well lit, puddle free route much needed.</p> <p>Marshcroft Lane to be enhanced as a green corridor.</p> <p>Tr04 This area might also be considered for small light industrial and studio space.</p> <p>Tr05 This area might also be considered in part for small light industrial and studio space.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS1871
Person ID	1262495
Full Name	Jason Nell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	There are far too many houses in the proposal and the location of the site on greenbelt land is unbelievably detrimental to the wildlife and demoralising to those who use this AONB as respite from the stresses of our day to day lives. This has particular significance with the proximity to the Grand Union Canal.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1877
Person ID	1160632
Full Name	Simon Foster and Monique Bos
Organisation Details	
Agent ID	928570
Agent Full Name	Mr James Holmes

Agent Organisation	Associate Director Aitchison Raffety Ltd
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Inconsistent justification on need for facilities on site Tr01 Dunsley Farm</p> <p>Initial consultation documents sought to justify the allocation of the site on the basis of the need for new playing pitches for Tring School. It is understood that Tring School had no need for additional playing pitches, and we would reasonably have expected that the proposed allocation be removed from the emerging Local Plan at that time.</p> <p>However, alternative proposed uses are now suggested, including a supermarket and school. Concern is raised that this Green Belt site is no longer actually seen as Green Belt by the Council. It would appear that the land is viewed as a development site where any development can be provided, whether or not there is actually a genuine need.</p> <p>For example, the consultation document states that “a supermarket will be encouraged” on the site. However, as the land is Green Belt and should only be released if a) there is clear and convincing evidence of need and (b) if it is properly demonstrating with evidence that this is the best site to accommodate any such need. The Council should not be seeking to allocate it for speculative development. This is wholly unacceptable.</p> <p>Furthermore, the latest consultation document states that the land should now be allocated for “A new primary school”. This is another completely new use which has never before been suggested by the Council. It is included in the designation in one line only (4 words only) with no proper analysis of need or why this location is considered suitable. This is completely unacceptable.</p> <p>The site is only proposed to be allocated for 400 homes and this would not warrant a primary school and the existing built-up area to the north is already served by a primary school. It should be noted that new primary and secondary schools are already proposed on the opposite side of Station Road as part of the 1400 homes development at Tr03 East of Tring.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1878
Person ID	1262492

Full Name	Graham Sutton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Overall</p> <p>The concept of building 2731 new homes in the Tring area the majority of which would be over 1 mile from the town centre and therefore require car use, and most of it on green belt land is simply madness. The towns infrastructure would not cope. This remember is a town with no banks, lines stretching 40 metres down the street to use the post office and a shortage of medical facilities and dentists. The town is already short of car parking and yet you propose to increase the number of homes by 50% and only promise to do your best not to reduce what currently exists.</p> <p>Dunsley Farm</p> <p>Over the years a number of quite imaginative plans have been put forward to develop this area as it presents one of the few development opportunities for Tring within its natural boundaries, but they have always been ignored by Herts County Council (Dacorums parent) who own the land. Why would Herts approve this proposal which is significantly inferior to ones previously submitted? Failure to do so would of course scupper the High St Brook Street proposals as well.</p> <p>New Mill and East of Tring</p> <p>These proposed developments are on green belt land, in an area of outstanding natural beauty overlooked by the Ridgeway trail. The land is enclosed to the West by a housing estate and to the East by a canal and a railway. Accordingly access is only from the north and south by two country lanes that are already used as rat runs to access the A41. Building and living in 1800 houses here would be a logistical nightmare and as both roads have poor crossings over both the canal and railway significant investment would be required to improve access to the East. Entry to Tring itself for up to 3000 cars would be vitually impossible.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS1880
Person ID	1160632
Full Name	Simon Foster and Monique Bos
Organisation Details	
Agent ID	928570
Agent Full Name	Mr James Holmes
Agent Organisation	Associate Director Aitchison Raffety Ltd
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>The site is directly adjacent to the Chilterns Area of Outstanding Natural Beauty and the development would affect the setting of this designation. The development would harm the <i>“intrinsic character and beauty of the Countryside”</i> which is contrary to Section 15 of the NPPF.</p> <p>It would also result in harm to a protected and valued landscape, which is also contrary to paragraph 170.</p> <p>The proposed allocation would be in direct conflict with the Council’s vision to protect <i>“the natural beauty of the Chiltern Hills and the varied character of the countryside”</i>.</p> <p>The site contains a Local Wildlife Site and no details are provided as to how this would be mitigated from the proposed development. In respect of biodiversity, the allocation would result in the loss of natural habitats and no details are provided as to how a net gain in biodiversity could be provided.</p> <p>The site is also adjacent to Pendley Manor which is a Listed Building and has a Locally Registered Park and Garden. The development of the site would affect the setting of these heritage assets and this is unacceptable having regard to Section 16 of the National Planning Policy Framework which relates to the conservation of the historic environment</p> <p>Paragraph 194 of the NPPF states that <i>“Any harm to, or loss of, the significance of a designated heritage asset (from development within its setting), should require clear and convincing justification.”</i> The development will affect its setting and no such justification has been provided.</p> <p>The land is also a tranquil and fitting entrance to the town of Tring before reaching the built-up area. Removing it will change and spoil the view of Tring when you enter the market town dramatically.</p>

The proposed site is also adjacent to existing residential properties at The Limes and Damask Close and the occupiers of these properties are extremely concerned that their residential amenities could be adversely affected, including noise disturbance and light pollution. No detail is submitted as to how the residential amenities of adjacent occupiers will be protected.

The site allocation process should not be used as an 'easy route' to obtaining consent for the development of a site. Concern is raised that the proposed uses of the site change with each consultation, with speculative development being encouraged with no proper justification of need.

Large scale employment uses are not suited to the small market town of Tring. If there is a clear need for employment uses in Dacorum, which has yet to be established, they should be located in the largest town of Hemel Hempstead. We note that the Council has permitted the loss of large parts of the Maylands Employment Area in recent years, to housing and other uses, and this employment floorspace should be replaced in Hemel Hempstead not in Tring.

Dunsley Farm is not a development site. It is a tranquil countryside location in the Green Belt where new development is defined as inappropriate in Government policy in the NPPF. The site should not be allocated for mixed use.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS1895

Person ID 1262542

Full Name Mr Steven Parsons

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment** My family and I are opposed to the development of proposed site Tr01

Tring already has many established housing developments. It does not need anymore.

We do not want live and be a part of a community which would resemble the sprawling town of Hemel Hempstead and its surrounding area.

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc. - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1897
Person ID	1262545
Full Name	Mr Stephen Bent
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1949

Person ID 1262597

Full Name Hannah Smith

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Yes

Proposals and Sites Tring
comment

My comments relate to all housing & business proposals in Tring: Tr01, Tr02, Tr03, Tr04, Tr05 and Tr06
Whilst we acknowledge the need to explore initiatives to develop rural areas to provide improved services, housing and ensure environmental sustainability, the sheer scale of this proposed development is **obscene**.
We strongly object to the building of housing at this scale (over 3000 houses) across all of the Tring developments for a number of reasons.

Most significantly, this plan will permanently remove the historical and natural character of Tring as a rural market town, in an area of outstanding natural beauty. How can it be acceptable to forever lose vast hectares of public land and areas of green belt critical to natural habitats on such an immense scale. These developments will turn a small town into a characterless, concrete housing estate. Secondly, only one of the developments discusses the provision of any new schools, in growth area Tr03. Places at good schools in the local catchment area are already incredibly limited (most recently we understand there to have been over 650 applications for year 7 entry at Tring School and only the capacity for 250 places). With an influx of almost 3000 new homes through this development, the existing education and childcare systems will not cope. Infrastructures, though improved, are limited and roads are already incredibly busy. 3000 homes brings with them cars for all of those households, impacting traffic but also increasing pollution levels across the entire area. Small businesses may benefit from a influx of people in the area but emergency services, post offices and other public services are not set up for up to 10,000 new people in the area. Add to this the planned developments in neighbouring small towns, like Berkhamsted and the Dacorum area will be fundamentally and irreversibly changed.

It feels almost criminal to propose development on this scale in an area of outstanding natural beauty. This is a rural community, surrounded by green spaces and fresh air and this proposal will destroy that immediately and for generations to come. We are not, in general against development at a smaller scale but we urge you to reconsider the lasting negative effects that this current proposal will have on the existing community, the environment and the character and history of the area - 3000 new homes in Tring alone is not acceptable.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS1950

Person ID 1151960

Full Name Charly Eigenheer

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes

* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1951
Person ID	1151954
Full Name	Jennifer Eigenheer
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1968
Person ID	1262690

Full Name	Ruth Sidwell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Siting a supermarket in Brook Street is only going to encourage more cars to drive through the town. It is the wrong place for a supermarket. We have a wonderful local history museum on that site which must not be lost.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS1992
Person ID	1262714
Full Name	Robert Winter
Organisation Details	Pendley Sports Centre/Pendley Sports Ltd
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	

Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	<p>The Pendley Sports Centre (including Pendley Sports Limited as Landowner of the sports site) supports the inclusion of the land to the west of Pendley Manor, between Cow Lane and Station Road referred to historically as Tr-h4 and site 121 in the AECOM November 2020 site selection plan (“the site”) for allocation for residential development as part of the Tring Delivery Strategy.</p> <p><u>Background</u></p> <p>Pendley Sports Centre serves the Tring Community and has approximately 1,800 active members across all sports clubs that use the sports grounds. The sports grounds occupy a site of approx. 20.5 acres on the south eastern edge of Tring on the eastern side of Cow Lane, within the greenbelt and CAONB.</p> <p>Pendley Sports Centre is located adjacent to the land between Cow Lane and Station Road which has been put forward for allocation, and between the two major allocations, Tr01- Dunsley Farm and Tr03 - East of Tring, proposed for allocation in the Tring Delivery Strategy.</p> <p>To support our activities, the owner of the site, when it comes forward for development, proposes to make available to Pendley Sports Centre a parcel of woodland that forms the southern boundary to the sports clubs.</p> <p>We note the creation of a dedicated cycle/footpath link between Station Road and Cow Lane proposed as part of the development of the site and believe this will benefit the sports club by reducing the need for car journeys and parking. We believe this will make for a safer route to our facilities for our existing and future younger members.</p> <p>Given the proximity of the site to the sports club and noting the area has suffered anti-social behaviour historically, we would welcome residential development on the site to create positive surveillance and a safer environment.</p> <p>We very much welcome the opportunity to have the use of the parcel of woodland adjacent to our southern boundary which would provide the potential to improve our facilities to serve the expanded community.</p> <p>In summary, we support the redevelopment of the site and recognise as referred to above the benefits it can bring to our clubs and their facilities by creating improved connections to the station and other proposed developments. We are of the opinion that the site is a sensible location for residential development and believe it will make a positive contribution to the growth of Tring.</p>
Included files	
Title	Tring
ID	EGS2018
Person ID	1262721
Full Name	Simon Barnett

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The founding principles of this consultation are flawed. When the Government changed its policy Dacorum should have followed suit and changed its approach rather than ploughing ahead.</p> <p>Across the whole plan, but especially in Tring, the proposed increase in housing is overwhelming. A 55% increase in Tring is inappropriate, locating people away from main centres of employment and causing irreparable damage on the greenbelt and the character of the town.</p> <p>The consultation should be paused and reconsidered, putting greater emphasis on appropriate local solutions in response to up to date methodologies and housing targets, rather than data that is years out of date.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2070
Person ID	1262322
Full Name	Tony and Avril Hallett
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>BROOK STREET DEVELOPMENT</p> <p>It was very difficult to find information about the proposed development on the Brook Street site where the Local History Museum is situated. This seems to be a rehash of a plan from the 1990's which was opposed by a majority of Tring residents who did not want a large supermarket in the centre of the town.</p> <p>This proposal would involve the unnecessary demolition of the Local History Museum, the Fire Station and the Auction Rooms. To demolish the Museum would be a real act of vandalism and the town would be poorer for it. A great deal of work went into setting it up and was encouraged by Dacorum Borough Council who we believe give financial support to it.</p> <p>The Auction rooms are a thriving business which in normal times brings visitors to Tring who probably would not come here otherwise.</p> <p>A Fire Station in Tring is an absolute necessity now and particularly so if the number of properties is to increase. The present site is central to reaching all parts of the town speedily. It would be difficult to find an alternative site in such a good position.</p> <p>The development of this small area of land would cause enormous disruption to Tring town centre. This would involve the impact of large construction vehicles on narrow roads and in a restricted space which is completely unacceptable.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2075

Person ID	1152221
Full Name	BENITA SPENCE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS2076

Person ID 1262745

Full Name Mrs Stephanie Schneider

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

A brownfield land review is needed to give much greater emphasis on the regeneration of previously developed land. Too much emphasis is currently being given to new developments on Green Belt and greenfield sites.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS2080

Person ID 1262758

Full Name Ross Asquith

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Comments on Tr01: Dunsley Farm</p> <p>As per comments by Councillor Graham Sutton in the Foreword we do not believe this plan is 'in the best interests of our residents' because it builds over 'high quality countryside'.</p> <p>400 houses and light industrial units and a primary school and potentially a supermarket on green belt land, on a lightly farmed green space filled with flora and fauna would cause a loss of green space close to town; one less place near the town where people can escape for peace of mind / mental health - all of which we have been reminded of in the last 12 months.</p> <p>There is inadequate car or bike parking at the station for the current commuters of Tring. More housing will increase the number of commuters, which would mean more green land being used to build car parks etc.</p> <p>While the bungalow might be preserved, there is no mention of preserving the orchard which contains many old trees replete with nesting birds and associated wildlife.</p> <p>The land east of Cow Lane is damp. There have been issues historically with drainage on the proposed site. Residents of both Cow Lane and Station Road have been flooded in the past. Green land soaks up water; we would worry about reoccurring flooding if land were developed.</p> <p>The junctions at both ends of Cow Lane (with London Road and Station Road) are often the site of collisions. Cars often break the speed limit in the residential area. Increased traffic along Cow Lane could add to this.</p> <p>When there are sports matches on Cow Lane playing fields, cars park on verges and pavements; there is insufficient parking offroad. This dangerous situation will only be exacerbated by increased houses and people. It is pleasant to drive into Tring down Cow Lane because there are no cars parked on the road. Compare this to Western Road, for example, where traffic is often limited to a single carriageway due to people parking on the road.</p> <p>Comments on Tr02 and Tr03: New Mill and East of Tring</p> <p>The fields adjoining Station Road and Marshcroft flood every winter which are a boon to visiting geese. Draining the land in order to develop it would affect wildlife.</p> <p>As above, Marshcroft Lane is a popular exit route from the Grove area into the countryside and canal network. During lockdown in particular, the number of runners, cyclists, walkers and families on Marshcroft Lane increased; developing this site compromises residents' enjoyment of the countryside around the town. As per comments by Councillor Graham Sutton in the Foreword we do not believe developing this site is 'in the best interests of our residents'; it builds over 'high quality countryside'.</p> <p>Same comment about impact on station parking (above).</p>

To build 1800 new homes (Tr02 and Tr03) on green belt land would increase the size of Tring to the detriment of the small market town we all love. No mention is made of increased medical facilities. It is already difficult to get an appointment at the two Rothschild surgeries in town. The library is under resourced (council funding cuts 2 years ago). There may be mention of new primary schools, and a new secondary school, but already young people cannot afford to buy in Tring; where are all these new children going to live in 15-20 years' time? They will be forced to move out of Tring, into Aylesbury or Hemel as they do now.

General comment: we appreciate there may be a need for more housing, and with that, more schooling and retail. However building on green land is not, in Councillor Graham Sutton's words, 'in the best interests of our residents'. People live in Tring because it is a small market town on the edge of the Chilterns AONB with excellent routes into the countryside and wildlife - namely Cllr Sutton's 'high quality countryside'. In fill - building on brown field sites - makes more sense ie Tr05 Miswell Lane.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS2094

Person ID 1262781

Full Name Mrs Joanne Kyte

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

Proposals and Sites Tring comment I am opposed to the development of proposed site Tr01
It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS2099

Person ID

224442

Full Name

Mrs Susan Conibear

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2114
Person ID	1262797
Full Name	NICK TURNER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2117
Person ID	1262797

Full Name	NICK TURNER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2118
Person ID	1262797
Full Name	NICK TURNER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p> <p>As I have previously said, I work in real estate. I can tell you professionally that COVID has brought about a catalyst of change in the way retail and commercial real estate is used that WILL affect residential supply in our central business districts. This in turn will impact the demand for housing supply in Dacorum.</p> <p>I personally believe making a conscious decision to build, on such scale, on green belt land, at a time of real estate change and at a time when we are supposed to be decarbonising and supporting the environment, will subsequently prove to be long term damaging and retrospectively idiotic for generations to come.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2130
Person ID	1262812
Full Name	MR MARTIN BORROWS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

<p>Proposals and Sites Tring comment</p>	<p>I am opposed to the development of proposed site Tr01. I also think the proposed development of site Tr03 is too big. At site Tr01 it will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>Many of these points apply also to site Tr03. Whilst some housing here can be welcomed, it is not reasonable to put 1,400 houses here. It will swamp the town of Tring and will cause it to be no longer a 'small market town'.</p> <p>Tring cannot cope with expansion on this scale. One small example is the car park at Tring station. It is already impossible to park there during off-peak hours (pre-covid, of course). Huge expansion would be required. And that principle applies to all other infrastructure and service facilities in Tring.</p> <p>These proposals are simply too much. PLEASE scale them back substantially.</p>
<p>Yes / No * Yes * No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	
<p>Title</p>	<p>Tring</p>
<p>ID</p>	<p>EGS2183</p>

Person ID	1262762
Full Name	Eric Dodman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	We have looked at the plans for the whole area of Tring. Our comments are stressed many times in previous sections but, overall, it is over development on a grand scale.
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2229
Person ID	1262755
Full Name	Karen Johnson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2242
Person ID	1262866
Full Name	David Demmery
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am generally supportive of the Dacorum sites chosen for development. However with Tring as with many of the other sites there is no information about plans just across the county boundary in Buckinghamshire for example in Aston Clinton to check for clashes of land use or over urbanisation in a small area.</p> <p>Could Dacorum add a section on the neighbouring boroughs plans to round out the policy statements and site proposals?</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2245
Person ID	1262869

Full Name	John-Chris Trinder
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>As a resident of Tring who has a young family, we would like to express our opposition to the proposed development plans, specifically as it relates to the proposed site at Dunsley Farm (Tr01)</p> <p>These plans appear to ignore a number of Social, Cultural, Sustainability and Environmental factors which Dacorum Council claims to value;</p> <ol style="list-style-type: none"> 1 The proposal of 2,731 new houses represents a 55% increase to the size of Tring and will profoundly and irreversibly change the feel and dynamic of this traditional market town, putting unmanageable stress on infrastructure. The proposed development is proportionally significantly larger than bigger towns such as Berkhamsted and Hemel Hempstead. 2 The proposed site is adjacent to and surrounded by the Chilterns Area of Outstanding Natural Beauty. The farm area directly connects in to this area and augments it. Further encroachment on the AONB, and building right up to it's border will detract from the area, and will have serious adverse effects on the views of the Chilterns AONB, and from the Ridgeway National Trail. 3 The development also impacts The Ridgeway, Britain's oldest road which attracts many walkers, hikers and runners. To impact on the historic nature of the road by building 400 houses so close to it would seriously impact on the history of this road and have serious consequences for views. 4 There are currently plans to extend the area covered by the Chilterns AONB and upgrade to the status of a National Park. This proposal will impact this. 5 The area contains a valuable neutral grassland Local Wildlife site. The Dunsley/Cow Lane Farm site remains the only significant tract of observable green countryside close to the center of the Town. It is surrounded by the Chilterns AONB and is sandwiched between Tring Park (an ecological site) and Pendley Manor on the other. The landscape of this part of Tring has been largely unaffected since medieval times. The meadows exhibit the Ridge and Furrows archaeological pattern of ploughing created by the ridges and troughs used by farmers in the Middle Ages and this is still particularly notable on this site particularly following snow. Historic characteristics and landscapes cannot be disregarded in planning proposals. 6 The fields act as important drainage for water coming down from the Chilterns around Wiggington. The roads near to the fields, including Cow Lane, Station Road and Grove Road regularly flood, and the drains around these areas get blocked. This also effects the north-bound entrance to the A41 which is regularly flooded and required to close.

By building on the fields and taking away this natural drainage there are major concerns that this will increase flooding in the area and cause disruption for both local housing and traffic.

- 7 The proposed site is right next to the very busy single carriageway A4125. In the proposal you are intending to use Cow Lane as an entrance to the development which is also a very busy main road, with dangerous junctions at both ends (London road and Station road). There have been a number of accidents at both ends of this road over the last 2yrs, and this proposal will substantially increase the traffic that uses these areas (which are especially busy for commuters going to the Train Station and for parents taking children to and from schools), and cause increased risk.

There is also concern of a larger volume of traffic being directed towards the town and potential traffic build up which could come from traffic turning in to the 'new housing development' as well as any adjacent industrial area/business's. This would create potential long traffic queuing and entering Tring town center.

If Tr01 were to go a head there is clearly a lack of alternative routes and therefore the large increase in traffic along the A4251, Cow Lane specifically as well as what would create an incredibly busy junction and potential bottle neck with Cow Lane/Grove Road/Station Road. As a parent to young children I would be incredibly concerned about this significant increase in traffic not only from a safety point of view but there would be significant increase to levels of potential noise, light and worse still air pollution in this area also.

- 1 The proposal indicates that any development would need to take in to account the recreational value of the Public Right of Way (PRoW). This would therefore refer to Tring Town Footpath 56 in this case, which runs from the A4251 to Station Road. This path has close proximity to The Grove Estate and residents of East Tring. This path is frequently used by walkers, joggers, dog walkers and families and provides an access point to the historic Ridgeway path as well Tring Park (accessed a short distance away up Oddy Hill). The impact of lockdown will long be felt and it is well noted that dramatic changes in lifestyle have occurred and will be sustained such as increased home working/unlikely return to the office 5 days per week, more leisure time, high rates of dog ownership, appetite to get out and enjoy the countryside. The emphasis on outdoor leisure for improviing both physical and mental health is well documented. The Tring Town Footpath 56 is a much loved and currently heavily used, taking this away will have a detrimental effect on visitors and local residents alike. The current pathway is across grassy land and is used for recreational purposes. However, the section of Footpath 56 runs through residential properties and is narrow in places. If a large development were to be placed Tr01 then this would turn in to a thoroughfare of pedestrians and cyclists attracted by the shortest, most direct route to Tring School or town. The footpath and its narrow nature between residential properties makes this unsuitable.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title	Tring
ID	EGS2246
Person ID	1262872
Full Name	Fiona Trinder
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>As a resident of Tring who has a young family, we would like to express our opposition to the proposed development plans, specifically as it relates to the proposed site at Dunsley Farm (Tr01)</p> <p>These plans appear to ignore a number of Social, Cultural, Sustainability and Environmental factors which Dacorum Council claims to value;</p> <ol style="list-style-type: none"> 1 The proposal of 2,731 new houses represents a 55% increase to the size of Tring and will profoundly and irreversibly change the feel and dynamic of this traditional market town, putting unmanageable stress on infrastructure. The proposed development is proportionally significantly larger than bigger towns such as Berkhamsted and Hemel Hempstead. 2 The proposed site is adjacent to and surrounded by the Chilterns Area of Outstanding Natural Beauty. The farm area directly connects in to this area and augments it. Further encroachment on the AONB, and building right up to it's border will detract from the area, and will have serious adverse effects on the views of the Chilterns AONB, and from the Ridgeway National Trail. 3 The development also impacts The Ridgeway, Britain's oldest road which attracts many walkers, hikers and runners. To impact on the historic nature of the road by building 400 houses so close to it would seriously impact on the history of this road and have serious consequences for views. 4 There are currently plans to extend the area covered by the Chilterns AONB and upgrade to the status of a National Park. This proposal will impact this. 5 The area contains a valuable neutral grassland Local Wildlife site. The Dunsley/Cow Lane Farm site remains the only significant tract of observable green countryside close to the center of the Town. It is surrounded by the Chilterns AONB and is sandwiched between Tring Park (an ecological site) and Pendley Manor on the other. The landscape of this part of Tring has been largely unaffected since medieval times. The meadows exhibit the Ridge and Furrows archaeological pattern of ploughing created by the ridges and troughs used by farmers in the Middle

Ages and this is still particularly notable on this site. Historic characteristics and landscapes cannot be disregarded in planning proposals.

- 6 The fields act as important drainage for water coming down from the Chilterns around Wiggington. The roads near to the fields, including Cow Lane, Station Road and Grove Road regularly flood, and the drains around these areas get blocked. This also effects the north-bound entrance to the A41 which is regularly flooded and required to close. By building on the fields and taking away this natural drainage there are major concerns that this will increase flooding in the area and cause disruption for both local housing and traffic.
- 7 The proposed site is right next to the very busy single carriageway A4125. In the proposal you are intending to use Cow Lane as an entrance to the development which is also a very busy main road, with dangerous junctions at both ends (London road and Station road). There have been a number of accidents at both ends of this road over the last 2yrs, and this proposal will substantially increase the traffic that uses these areas (which are especially busy for commuters going to the Train Station and for parents taking children to and from schools), and cause increased risk.

There is also concern of a larger volume of traffic being directed towards the town and potential traffic build up which could come from traffic turning in to the 'new housing development' as well as any adjacent industrial area/business's. This would create potential long traffic queuing and entering Tring town center.

If Tr01 were to go a head there is clearly a lack of alternative routes and therefore the large increase in traffic along the A4251, Cow Lane specifically as well as what would create an incredibly busy junction and potential bottle neck with Cow Lane/Grove Road/Station Road. As a parent to young children I would be incredibly concerned about this significant increase in traffic not only from a safety point of view but there would be significant increase to levels of potential noise, light and worse still air pollution in this area also.

- 1 The proposal indicates that any development would need to take in to account the recreational value of the Public Right of Way (PRoW). This would therefore refer to Tring Town Footpath 56 in this case, which runs from the A4251 to Station Road. This path has close proximity to The Grove Estate and residents of East Tring. This path is frequently used by walkers, joggers, dog walkers and families and provides an access point to the historic Ridgeway path as well Tring Park (accessed a short distance away up Oddy Hill). The impact of lockdown will long be felt and it is well noted that dramatic changes in lifestyle have occurred and will be sustained such as increased home working/unlikely return to the office 5 days per week, more leisure time, high rates of dog ownership, appetite to get out and enjoy the countryside. The emphasis on outdoor leisure for improving both physical and mental health is well documented. The Tring Town Footpath 56 is a much loved and currently heavily used, taking this away will have a detrimental effect on visitors and local residents alike. The current pathway is across grassy land and is used for recreational purposes. However, the section of Footpath 56 runs through residential properties and is narrow in places. If a large development were to be placed Tr01 then this would turn in to a thoroughfare of pedestrians and cyclists attracted by the shortest, most direct route to Tring School or town. The footpath and its narrow nature between residential properties makes this unsuitable.

Yes / No
* **Yes**

* No	
Proposal & Sites Tring	
Other Sites comment	
Included files	
Title	Tring
ID	EGS2303
Person ID	1262697
Full Name	Gillian Lindley
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	<p>Tring is a small market town in an Area of Outstanding Natural Beauty. It nestles within the Chiltern Hills and visually fits into the landscape naturally. These proposals, apart from the points raised elsewhere, will create an ugly urban sprawl on greenbelt land, which would be irreversible.</p> <p>Tring sits in the far corner of Hertfordshire and Dacorum, surrounded on three sides by Beds and Bucks, being geographically closer to Aylesbury than to Hemel Hempstead. Looking at the huge housing developments in Aylesbury, particularly on the East side, almost merging with Aston Clinton (which of course almost borders Tring), what local co-operation has taken place with Aylesbury Vale DC and their development plans?</p> <p>Overall Number of Properties</p> <p>2300 properties - this is far too many for Tring to absorb, and does not include the 240 new homes already under construction in the new Roman Park development in the west end of Tring. In this 2020/38 Plan, these are being treated as existing, although they are not yet built, let alone occupied. Realistically, this increases the number of new homes for Tring to over 2500, compared with the opening date of the Plan, 2020.</p> <p>TR 02 - the 400 new homes here will create additional, unsustainable traffic on Brook Street, the primary route from the site to the A41.</p> <p>TR03 - this will effectively split Tring into two communities, the historic town and a 'new town' either side of Grove Road. The provision of shops, a neighbourhood centre, to include a sports/community hub and schools here will further lead to a lack of local integration.</p>

TR04 - This shows around 50 new homes on a site adjacent to Roman Park, which under Local Plan LA5, formally adopted in July 2017, was designated an Employment Zone, principally office use. These additional 50 houses seem to have been sneaked in rather quietly!

It is also worth noting at this point that under Local Plan LA5, the proposal was for 150 new homes on the Roman Park site, not the 240 being built, so this already an increase of around 90 homes, making a total now of 140 more than LA5 adopted.

TR05 - The proposed access is from Miswell Lane. Have any of the planners driven up Miswell Lane recently? It is just too narrow, effectively 'one-way at a time' traffic. There are buildings at the Icknield Way end, which reduce the option to widen the road. It is also a bus route, and already is a bottle-neck, even before the Roman Park residents start to use it as a rat-run into the town.

Car Parking - The Plan does not include any provision for additional parking for Tring. Realistically, of course, it couldn't, there is just no room in the town.

However, the sites in TR02, TR03, TR04, the previously approved Roman Park development, and to some extent TR01, are too far from the town centre for residents to walk, particularly carrying shopping. The carrying of shopping also precludes cycling. Residents will inevitably, therefore wish to use their cars.

Assuming at least one car per house, and two in many cases, this would mean over 3000 extra cars in and around Tring, with no extra parking provision, resulting in unmanageable congestion. Although some of the sites are closer to Tesco, cars will inevitably be used to shop here, and the car park already cannot cope. particularly at the weekends, with queues to enter the site often seen at the roundabout.

Employment. Although discussed elsewhere, it is worth commenting here that the opportunity to create new local jobs has been lost by the substitution of 50 new homes (TR04) on a site designated under LA5 for employment purposes.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS2435

Person ID 1227518

Full Name Mr John LOWRIE

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2461
Person ID	1151964
Full Name	MR RICHARD COWIE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>As a Tring resident, I have major concerns about the proposals in the Plan for new developments in the town. I have read the submission to the Council made by one of my neighbours and fully endorse his comments.</p> <p>I moved here 5 years ago from the North West of England and chose to live in Tring on the basis of its size, local facilities and the town's attractive location between the Wendover hills to the south and Ivinghoe Beacon to the north. The town centre, although limited in size, seemed active and commercially successful with many local businesses servicing the needs of its population.</p>

However, experience of living here shows that there are significant problems caused by the fact that there is only one east-west route through the town along the High Street. In some places, the carriageway is narrow and the junction with Akeman Street is a particular problem to negotiate. Buses and lorries often temporarily stop the flow, especially when delivery vans are parked outside business premises or the post office. Closure of the High Street to effect repairs to the gas main required lengthy and time-consuming diversions via New Mill and Tring Wharf to the north. Any increase in traffic resulting from a major expansion of the town as envisioned in the Plan will be difficult to accommodate and will aggravate congestion, accident risk and secondary pollution.

The proposed addition of 2,700 new homes to Tring by 2036 implies that the town's population will increase by at least 75%, assuming that each has an occupancy of two adults and two children. This will radically alter the character of the town and place major stresses on the existing roads and transport facilities, and will necessitate new schools, leisure facilities and medical centres. I note and support the objections to the proposed developments in the response of the CPRE Countryside Charity to the Plan, especially the warning of the adverse consequences of extracting more water from the chalk aquifer and potential problems of sewage disposal.

I also have specific objections to the proposed development of the Dunsley Farm/Cow Lane Farm site and again fully support by my neighbour's well-reasoned and considered objections. Road access to such a development will have to be from either London Road to the west, Cow Lane to the east or the A4251 to the south. All these roads already carry large numbers of vehicles and any addition from the proposed development will increase congestion, pollution and the risk of accidents. Despite a recent upgrade to the road surface, Cow Lane remains problematic on account of the speed at which vehicles travel, its restricted width and adverse camber at a dangerous bend, the surface water in wet weather and the danger caused by the large numbers of vehicles double-parked along it when there are fixtures at the rugby, squash and bowls clubs.

I am particularly concerned that such a development will affect the drainage of surface water in wet weather from the farm fields. This flows along a channel adjacent to footpath 56 through the Damask Close estate to Station Road. The channel runs through my garden and that of my neighbours on either side. Any impairment of the absorption of rain water into the soil by laying roads or erection of buildings is very likely to increase the run-off and the risk of flooding along the drain. Having brought this issue to the council's attention in this email, I reserve the right to seek reparation if the development goes ahead despite my objections and causes adverse effects on my property.

Whilst not averse to organic growth of Tring in the future, my objections to the proposals are triggered by the Plan's disproportionate increase in the numbers of new homes in the town, when its existing facilities are already either nearing saturation or non-existent. The proposals do not take into account the long-term consequences of the Covid epidemic and whether there will be consequential alterations in employment, travel and economic development. In my view the assumptions concerning population growth and the need to expand Tring in the way proposed will prove to be wrong. It is essential that irreparable damage to the town is prevented now, before it is too late.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2462
Person ID	1151964
Full Name	MR RICHARD COWIE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>As a Tring resident, I have major concerns about the proposals in the Plan for new developments in the town.</p> <p>I have read the submission to the Council made by one of my neighbours and fully endorse his comments.</p> <p>I moved here 5 years ago from the North West of England and chose to live in Tring on the basis of its size, local facilities and the town's attractive location between the Wendover hills to the south and Ivinghoe Beacon to the north. The town centre, although limited in size, seemed active and commercially successful with many local businesses servicing the needs of its population.</p> <p>However, experience of living here shows that there are significant problems caused by the fact that there is only one east-west route through the town along the High Street. In some places, the carriageway is narrow and the junction with Akeman Street is a particular problem to negotiate. Buses and lorries often temporarily stop the flow, especially when delivery vans are parked outside business premises or the post office. Closure of the High Street to effect repairs to the gas main required lengthy and time-consuming diversions via New Mill and Tring Wharf to the north. Any increase in traffic resulting from a major expansion of the town as envisioned in the Plan will be difficult to accommodate and will aggravate congestion, accident risk and secondary pollution.</p> <p>The proposed addition of 2,700 new homes to Tring by 2036 implies that the town's population will increase by at least 75%, assuming that each has an occupancy of two adults and two children. This will radically alter the character of the town and place major stresses on the existing roads and transport facilities, and will necessitate new schools, leisure facilities and medical centres. I note and support the objections to the proposed developments in the response of the</p>

CPRE Countryside Charity to the Plan, especially the warning of the adverse consequences of extracting more water from the chalk aquifer and potential problems of sewage disposal.

Whilst not averse to organic growth of Tring in the future, my objections to the proposals are triggered by the Plan's disproportionate increase in the numbers of new homes in the town, when its existing facilities are already either nearing saturation or non-existent. The proposals do not take into account the long-term consequences of the Covid epidemic and whether there will be consequential alterations in employment, travel and economic development. In my view the assumptions concerning population growth and the need to expand Tring in the way proposed will prove to be wrong. It is essential that irreparable damage to the town is prevented now, before it is too late.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS2463

Person ID 1151964

Full Name MR RICHARD COWIE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

As a Tring resident, I have major concerns about the proposals in the Plan for new developments in the town.

I have read the submission to the Council made by one of my neighbours and fully endorse his comments.

I moved here 5 years ago from the North West of England and chose to live in Tring on the basis of its size, local facilities and the town's attractive location between the Wendover hills to the south and Ivinghoe Beacon to the north. The town centre, although limited in size, seemed active and commercially successful with many local businesses servicing the needs of its population.

However, experience of living here shows that there are significant problems caused by the fact that there is only one east-west route through the town along the High Street. In some places, the carriageway is narrow and the junction with Akeman Street is a particular problem to negotiate. Buses and lorries often temporarily stop the flow, especially when delivery vans are parked outside business premises or the post office. Closure of the High Street to effect repairs to the gas main required lengthy and time-consuming diversions via New Mill and Tring Wharf to the north. Any increase in traffic resulting from a major expansion of the town as envisioned in the Plan will be difficult to accommodate and will aggravate congestion, accident risk and secondary pollution.

The proposed addition of 2,700 new homes to Tring by 2036 implies that the town's population will increase by at least 75%, assuming that each has an occupancy of two adults and two children. This will radically alter the character of the town and place major stresses on the existing roads and transport facilities, and will necessitate new schools, leisure facilities and medical centres. I note and support the objections to the proposed developments in the response of the CPRE Countryside Charity to the Plan, especially the warning of the adverse consequences of extracting more water from the chalk aquifer and potential problems of sewage disposal.

Whilst not averse to organic growth of Tring in the future, my objections to the proposals are triggered by the Plan's disproportionate increase in the numbers of new homes in the town, when its existing facilities are already either nearing saturation or non-existent. The proposals do not take into account the long-term consequences of the Covid epidemic and whether there will be consequential alterations in employment, travel and economic development. In my view the assumptions concerning population growth and the need to expand Tring in the way proposed will prove to be wrong. It is essential that irreparable damage to the town is prevented now, before it is too late.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS2464

Person ID 1151964

Full Name MR RICHARD COWIE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	
Proposals and Sites Tring comment	Of great importance to the success and commercial viability of the town centre is the Forge car park to the east of the church. I note the proposal in the Plan to construct a new supermarket using the car park and the Brook Street site to the east. Such a development would have a detrimental effect on the town centre not only because of the loss of an open unbuilt area and the local history museum, but because it would limit access to shops and the adjacent medical centre.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2475
Person ID	1263080
Full Name	Russell Emson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No

Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS2482
Person ID	1263086
Full Name	Miss Penny Hazell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am strongly opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

The Dunsley Farm shop and Tring Brewery benefit hugely from being close to the Tesco site.

Development is already underway on the other side of Tring so cannot any further requirements be met there - and leave this side of Tring as it is.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS2493

Person ID 1263094

Full Name Bill Scott

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01. The scale of the proposed development is totally out of proportion to the existing size of the town and a far greater percentage increase than that proposed for any other town in the Dacorum area. Tring is already experiencing a considerable increase in housing with the Cala Home development of "Roman Park". The proposed further development to the east and south of the town will waste acres of farmland and beautiful countryside that have been an incredible resource during the past year, providing easy access to open space and opportunities to walk, run and generally enjoy the countryside during a period of real stress. With so many families having developed a new appreciation of the green areas surrounding our town it would be criminal to now rip up that green and build so heavily. It will overwhelm Tring, putting a strain on our local communities and overload local facilities.</p> <p>The whole "public consultation" process seems to have been a complete whitewash, with the responses being totally ignored. The original "alternatives" have morphed into a mass development scheme on several sides of the town meaning that views from Tring Park, the Ridgeway, Ivinghoe Beacon and surrounding high points will be detrimentally impacted by the density of housing and thoughtless grabbing of irreplaceable green belt. The beautiful green route into the town will become a sprawling urban area devoid of character and totally subsuming the character and charm of the market town. The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site that will be totally destroyed. Why does the policy not recognise that our wildlife heritage is of critical importance? Once lost it can never be replaced. Instead of the ever-increasing destruction of our amazing green countryside, you should look for opportunities to use brownfield sites, rethink existing buildings, look at infill and, above all, a proportionate scale of development.</p> <p>We should be planting trees for the enjoyment of future generations, not cutting them down and concreting over them. I call upon Dacorum Borough Council to halt the Local Plan Consultation. Redraw the plan based on the recent housing densities already achieved and base the targets on up to date estimates of needs.</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2502
Person ID	1263102
Full Name	Louise Leahy

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>There is no provision for additional healthcare, doctors surgeries, dentists and the impact on hospital provision. Our local hospital is Stoke Mandeville, Aylesbury is currently undergoing extensive redevelopment, however new hospitals are not being built or extended we consider school capacity but not hospital capacity, our current health system cannot cope without increasing the number of patients due to additional housing.</p> <p>Tring station currently cannot cope with the number of passengers, unfortunately due to the location driving is the main option to get to the station, if you do not get to the station before 8am you cannot park, any increase in housing will make this problem even worse. Whilst a cycle lane has been proposed you need to be realistic on how many people will want to cycle after a long day commuting especially in winter months. The percentage now who cycle is small compared to those who drive and there already is a cycle lane.</p> <p>To increase the town's population by 50% would increase traffic congestion. The high street is the main throughfare through the town to increase the housing to the level proposed would cause congestion.</p> <p>Tr06 The plans to build a retail development with a medium or large supermarket. Car parking in Tring is already at a premium, the industrial park at Silk Mill is testament to this. There are great business at Sil Mill however parking is limited, the space you are proposing to develop if a supermarket is included will not work, the traffic in the narrow streets around the area are already congested a supermarket with the volume of traffic it would generate would make the centre of Tring a congestion area which in turn would put people off using the retail area and therefore would not help the much needed assistance required in the high street. The high street is already struggling with retail shops being converted to residential, Barclays has become offices, the old estate agents has been sold as housing and the old Natweat is still vacant. This was before COVID where now most of the high street shops are empty. Western road shops are also now being converted to housing. A plan to help the high street to become a destination with decent parking is needed not a large / medium supermarket in the centre of town which will not promote people to visit the high street as people do not combine their food shop with a trip to the high street. It will just cause traffic congestion.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2526
Person ID	1263143
Full Name	Manlet Group Holdings Limited
Organisation Details	
Agent ID	1262938
Agent Full Name	Steven Barker
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Please see attached statement 06091_Reps.
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	Please see attached statement 06091_Reps.
Included files	06091_Reps.pdf (1) 06091_Reps.pdf (2)
Title	Tring
ID	EGS2547
Person ID	1263181
Full Name	Judith Brown
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The building of houses in Tring is to some degree necessary but the scale of the proposed development is absurdly large. It seems the council have just marked out neat lines on a map without any true regard for the character of the town. This will change a small market town into just another urban commuter development. Why has Tring got to be the town that has the 55% increase as opposed to 9% in the rest of the borough? The High Street already is very busy and there is inadequate car parking. More cars coming into the centre of Tring will cause gridlock in the town. There is also a huge amount of building going on in villages that surround Tring but are in Buckinghamshire. Some regard needs to be made to these developments as they also use services and facilities in Tring.</p> <p>The proposal for the massive housing estate from the Station to Bulbourne will be on fields that currently become waterlogged or flood. How is building on this green belt good for our environment, possibly causing flooding, destroying wildlife habitats and taking away yet more of our green space? The number of houses proposed for this site will completely overshadow the rest of the town. The number of cars on Tring roads will be increased to a degree where it is worse our environment. The station is already struggling to cope with car and bike provision during normal times.</p> <p>The whole proposal needs to be re-examined in the light of changing housing needs and the government proposals for development as these have changed and reduced since this whole plan was started.</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2565
Person ID	221857
Full Name	Mr George Bull
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>These comments relate to site Tr03.</p> <ol style="list-style-type: none"> 1 dramatic improvement in public transport to reduce the need for private vehicle journeys 2 extensive provision of recycharging points for electric vehicles 3 site layout such that every property can (and indeed must, when constructed) be equipped with efficient solar PV and solar thermal panels 4 provision of amenities so that it is not necessary for residents to drive into old Tring for shopping etc 5 reduction of surface asphalt and concrete, leading to run-off and pollution problems, by the mandatory provision of underground car parking. This is already been included in some sites, for example in Kings Langley, so is entirely feasible. <p>Urban design principles Access, highways and sustainable transport Social and community Environmental health Landscape considerations Biodiversity and green infrastructure Historic, environment and cultural heritage Flood risk and drainage</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	Floods on site Tr03 IMG_1791.JPG
Title	Tring
ID	EGS2568
Person ID	1263199
Full Name	Richard Hardy
Organisation Details	Walbrook Planning Consultants
Agent ID	1263197
Agent Full Name	Richard Hardy
Agent Organisation	
Yes / No	Yes

* Yes	
* No	
Proposals and Sites Tring comment	<p>The allocation Tr03 presents a good opportunity to make a significant contribution to the Borough's housing targets in a strategic and sustainable manner. Since the allocation is at the strategic scale, it is possible to provide a suitable mix and range of housing types in order to meet the Borough's identified housing needs. The Landscape Considerations also appear to be sufficient to ensure the allocation will not have wider negative impacts on the AONB or Green Belt. It will not lead to unrestricted sprawl and will generally avoid unacceptable encroachments into the countryside. Moreover, the development will not result in any of the neighbouring towns or villages merging with Tring. Sensitive design principles for the development will further ensure this is achievable.</p> <p>Dacorum's Urban Capacity Study (November 2020) confirmed that there is a lack of available brownfield land and urban sites to meet the housing needs of the Borough. Additionally, Dacorum is highly constrained by the Green Belt and therefore, any development strategy that involves any outward expansion of the towns and larger villages will inevitably necessitate the release of Green Belt land.</p> <p>The proposal represents a logical extension to the existing settlement whilst also having good access to Tring Station to promote the use of public transport. Furthermore, with high-quality masterplanning, the development should help to further connect Tring to the railway station which is currently isolated and could benefit from improved active transport routes. It is noted that development would lead to the provision and/or contributions to new/enhanced pedestrian and cycle links with Tring town centre and Tring Station, including off-site provision. It is promising that these provisions are outlined in the Draft Plan, helping reduce future reliance on private car use and improving the sustainability of the settlement as a whole.</p>
Yes / No	No
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2635
Person ID	1159327
Full Name	Colin Dobson
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will blight the rural nature of the easterly approach to Tring and rob us of amenities for leisure and Dunsley Farm and associated businesses.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS2638

Person ID 1263232

Full Name JACQUELINE TYE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS2647

Person ID 1263231

Full Name Mr Phil Robinson

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2648

Person ID	1263231
Full Name	Mr Phil Robinson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS2658
Person ID	1263235
Full Name	Mrs Vanessa Robinson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

<p>Proposals and Sites Tring comment</p>	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
<p>Yes / No * Yes * No</p>	<p>No</p>
<p>Proposal & Sites Tring Other Sites comment</p>	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
<p>Included files</p>	
<p>Title</p>	<p>Tring</p>
<p>ID</p>	<p>EGS2670</p>

Person ID	1161597
Full Name	Stuart Mears
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No	No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS2679
Person ID	1263237
Full Name	Dr Alice Mears
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low</p>

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Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan. Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.
Included files	
Title	Tring
ID	EGS2688
Person ID	1263240
Full Name	Stuart and Val Burnett
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been

demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

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Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

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With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS2698
Person ID	1263241

Full Name	Mr Stephen Hurley
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes	No

* No	
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS2709
Person ID	1263245
Full Name	Mr Paul Barritt
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently</p>

making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan. Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.
Included files	
Title	Tring
ID	EGS2731
Person ID	1263248
Full Name	Johnjo McDermott
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	08 Feb 2021 I am opposed to the development of proposed site Tr01

Whilst supporting the efforts of Dacorum to play its part in solving the national housing shortage, particularly for local young people who cannot afford houses, we strongly oppose the Dacorum local plan 2020 to 2038 as currently proposed.

The number of new homes needed:

... is based on outdated figures: the plan is based on Office of National Statistics data from 2014, the more recent predictions of 2018 more than halve the number of new homes needed in Dacorum, and even that data is from before Brexit and Covid so out of date.

... the housing target for Hertfordshire is higher than the comparable counties of Surrey and Sussex (www.lichfield.uk).

... there must be a binding commitment for affordable homes in the plan. Too often developers have been allowed to wriggle out of this commitment. Tring is not suitable for this kind of increase in population:

... there is no capacity for more footfall at the station, the car park gets full and the trains to London overcrowded (based on pre-covid numbers).

... the High Street is unsuitable, as the main throughfare from east to west Tring the High Street is narrow and overcrowded for both traffic and pedestrians at peak times. The structure of the High Street has subsided with the current levels of traffic, this will only get worse.

... under the current proposals Tring bears the brunt of new housing with more homes than other towns in Dacorum (percentage terms).

... there are currently electric vehicle charge points in Forge car park and at Tesco, this is clearly insufficient for a town the size of Tring. Environment

... the plan should allocate land for new allotments for the residents so they can grow their own fruit and vegetables.

... the plan must commit to increase habitat for wildlife, including wildlife corridors and re-wilded areas to increase bio-diversity.

... there should be recreational corridors built into the plan to promote cycling and walking in a safe environment, they should be wide with natural vegetation and not narrow alleyways.

Sustainability

... Building Standards, the plan uses the right words to describe sustainability standards, but offers no commitment to these. All new buildings should be designed to meet the most stringent standards and must be at least net zero carbon. Every home should include a parking space with electric charging, should not be reliant on fossil fuels for heating and should include solar PVs. There is no commitment to this in the Local Plan.

... Public Transport, the plan makes no promise to improve public transport to connect these homes, so people do not have to rely on cars on a road structure that in many cases cannot be widened.

Summary

... Dacorum has declared a climate emergency, this plan should give the opportunity to put that into practice and create an inspirational environment where we can live and work together with nature. Instead the Local Plan is unimaginative

and will become a developers dream of suburban sprawl, not something we will be proud of. If there is one thing that has become apparent in recent years, it is that we can't carry on as before and that we need to find a better way forward

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

COMMENT ID: EGS40

08 Feb 2021

I am opposed to the development of proposed site Tr01

Whilst supporting the efforts of Dacorum to play its part in solving the national housing shortage, particularly for local young people who cannot afford houses, we strongly oppose the Dacorum local plan 2020 to 2038 as currently proposed.

The number of new homes needed:

... is based on outdated figures: the plan is based on Office of National Statistics data from 2014, the more recent predictions of 2018 more than halve the number of new homes needed in Dacorum, and even that data is from before Brexit and Covid so out of date.

... the housing target for Hertfordshire is higher than the comparable counties of Surrey and Sussex (www.lichfield.uk).

... there must be a binding commitment for affordable homes in the plan. Too often developers have been allowed to wriggle out of this commitment. Tring is not suitable for this kind of increase in population:

... there is no capacity for more footfall at the station, the car park gets full and the trains to London overcrowded (based on pre-covid numbers).

... the High Street is unsuitable, as the main throughfare from east to west Tring the High Street is narrow and overcrowded for both traffic and pedestrians at peak times. The structure of the High Street has subsided with the current levels of traffic, this will only get worse.

... under the current proposals Tring bears the brunt of new housing with more homes than other towns in Dacorum (percentage terms).

... there are currently electric vehicle charge points in Forge car park and at Tesco, this is clearly insufficient for a town the size of Tring. Environment

... the plan should allocate land for new allotments for the residents so they can grow their own fruit and vegetables.

... the plan must commit to increase habitat for wildlife, including wildlife corridors and re-wilded areas to increase bio-diversity.

... there should be recreational corridors built into the plan to promote cycling and walking in a safe environment, they should be wide with natural vegetation and not narrow alleyways.

Sustainability

... Building Standards, the plan uses the right words to describe sustainability standards, but offers no commitment to these. All new buildings should be designed to meet the most stringent standards and must be at least net zero carbon. Every home should include a parking space with electric charging, should not be reliant on fossil fuels for heating and should include solar PVs. There is no commitment to this in the Local Plan.

... Public Transport, the plan makes no promise to improve public transport to connect these homes, so people do not have to rely on cars on a road structure that in many cases cannot be widened.

Summary

... Dacorum has declared a climate emergency, this plan should give the opportunity to put that into practice and create an inspirational environment where we can live and work together with nature. Instead the Local Plan is unimaginative and will become a developers dream of suburban sprawl, not something we will be proud of. If there is one thing that has become apparent in recent years, it is that we can't carry on as before and that we need to find a better way forward

Included files

Title Tring

ID EGS2750

Person ID 1263270

Full Name James Thornton

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes

* No

Proposals and Sites Tring comment The expansion is far too big and will put undue stress on town infrastructure

Yes / No No

* Yes

* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title	Tring
ID	EGS2805
Person ID	1263303
Full Name	MR HOWARD OAKLEY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS2806

Person ID 1263303

Full Name MR HOWARD OAKLEY

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

In response to the Dacorum proposed developments in Tring.
I have been a resident of Tring for more than 30 years. As an antique dealer I have sold through Tring auction throughout this time. My home also has many items of antique furniture, purchased from Tring Market Auctions and as such the auction provides a much-needed reuse and recycle facility. I would like to add support to Stephen Hearn's views together with his specific objections to Dacorum's plans. In my opinion the auction contributes to keeping the town centre alive. On viewing days at the auction, many visit the general market in the town centre, take a local coffee and then peruse the auction.

On sale days there is the Farmers' Market to compliment the auction experience. Why would you want to take this away from the town and people of Tring?

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS2809

Person ID 1263306

Full Name VICKY RALPH

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS2818

Person ID

1263287

Full Name

Jeremy Bonnar

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS2826
Person ID	1263206

Full Name	Andrew Farrow
Organisation Details	Great Gaddesden Parish Council
Agent ID	1253616
Agent Full Name	Andrew Farrow
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2839
Person ID	1261598
Full Name	Ian Lewington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Tr05- The Western end pf Tring is already desperately in need of public parking. I would hope any development at this end of the town will take this into account.

Tr06. The Tring Market Auction is a very important and integral part of the town's economy. It both provides employment and a centre of activity for large numbers of local residents, whilst bringing many visitors to the town, spending both at the auction and at other local retailers. Currently you are not showing an alternative sight, which is fundamental. Similarly it is imperative that no public parking is lost or restricted by supermarket development.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS2843

Person ID 1263104

Full Name charlotte grange

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes
 * No

Proposals and Sites Tring
comment

I am fully against the proposals at Tr01 and Tr02. These will irrevocably change the nature of the town due to their huge size and lack of concern for the landscape around Tring. The appeal of the AONB around Tring will be decimated by such a development; and canal tourism will also be affected. This is a considerable draw for people from outside of the area: to increase the size of the town by over 50% with new housing will cut that appeal entirely.

The distance from the town centre to the edges of these developments is a long one and increased traffic, both within the small town of Tring, the nearby A41, and the smaller country roads surrounding the town will be an inevitable result. The new link road between Bulbourne Road and Station Road is a purported solution; however this does not consider the damaging effects of increased pollution on the town and local AONB environment. Tring's whole appeal is its small, country town character - to change this, and to have such a vast impact on the local surroundings, both visually and environmentally, is to do the place a disservice and incredibly shameful.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2944
Person ID	1263430
Full Name	Pru Murray
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	East of Tring devt - this feels excessive for the area.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2955
Person ID	1263450
Full Name	John Strachan
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Hi Dacorum planning.</p> <p>I've got a couple of comments on your "Dacorum Emerging Strategy for Growth (2020-2038)" plan, and in particular Tring Delivery Strategy Pages 233 to 240.</p> <p>http://dacorum.gov.uk/docs/default-source/strategic-planning/part-2—local-plan-emerging-strategy-for-growth-2020-2038—pages-188-to-261.pdf</p> <p>1) Tr06 - High Street / Brook Street</p> <p>So, my reading of page 237 is, you propose to replace the farmers market, antiques market and local museum with a "Retail led development, including medium or large super market".</p> <p>I don't think this is a good idea for the following reasons:</p> <ul style="list-style-type: none"> - this open space is a community asset, helps bind us together and is socially inclusive. - the farmers market promotes local produce. - the local town museum, provides local education and, for visitors, a place to visit. - the antique auctions is on TV and promotes Tring/Hertfordshire as a place to visit, as well as enabling re-use and up-cycling, which is environmentally friendly. <p>2) Tr01 - Dunsley Farm</p> <p>As per page 237, you're proposing to replace the council farm with 400 dwellings, primary school and business hub.</p> <p>I don't think we should loose this open space because:</p> <ul style="list-style-type: none"> - it's council owned farm, which enables an entry point for young farmers. - it provides a rural approach, which leads to Tring "country town" feel. - how does promoting "support additional retail floorspace at Dunsley Farm" [paragraph 23.150] support the High Street shops? <p>And finally...</p> <p>Having three "Major urban extension" [Policy SP23] all at the same time seems a little overwhelming for our little town.</p> <p>Please, hold any developers to account for the style of housing, which should be both a nod to Tring's local architecture and be creatively modern substnabile, and not toy-town, out-of-a-catalogue, anywhere style.</p> <p>I hope these comments help, John</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2972
Person ID	1164709
Full Name	Dianne Pilkington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2973
Person ID	1164709
Full Name	Dianne Pilkington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2988
Person ID	1263476
Full Name	mr John Scafe
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	In particular I object to the fact that we would lose the peace and pleasure of Marshcroft Lane. This is the only country lane on our doorstep and it is used by many walkers, cyclists, dog walkers, ramblers -daily. We are so lucky to have this lovely lane, where we locals can escape for a relaxing walk which can lead to the canal towpath or to Aldbury Nowers or Pitstone Hill for those who are rather fitter.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2989
Person ID	1263476

Full Name	mr John Scafe
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	With regard to the details for central Tring, I find these unclear. Mention is made of increasing retail space. Well, we have so many empty shops already! I could not tell from the maps whether you propose town centre development here or not.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS2990
Person ID	1258924
Full Name	Natalia Maghdoori
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given

to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS2992

Person ID 1263476

Full Name mr John Scafe

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	If development must take place, the preference is the area between Cow Lane and Tesco. There was a proposal to develop land off the Icknield Way, opposite the end of New Road, which would be a much better option. Why is that not mentioned?
Included files	
Title	Tring
ID	EGS3000
Person ID	1258924
Full Name	Natalia Maghdoori
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No	No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development</p>
Included files	
Title	Tring
ID	EGS3020
Person ID	1263486
Full Name	Ms Abigail Miller
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3028
Person ID	629238
Full Name	Mr Malcolm Newton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p>

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3031
Person ID	1263492
Full Name	Mr Craig Murphy
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>Specific points / objections to proposed site TR01:</p> <ul style="list-style-type: none"> - Current proposals are unsuitable and do not in any way align with the plan to keep with the needs of the area and avoid detracting from the character of the location. Tring Brewery is of real importance to local people and its incredibly sad to read proposals that would see such a valued local landmark disappear. - The plan was developed prior to Covid and working practices have changed significantly since. Is there a genuine need for this scale of industrial and in particular commercial space from businesses now? - This does represent the most appropriate site for any further development in Tring given its scale and the close proximity to A41 may minimise any further detrimental impact on already crowded local roads. However it must meet needs and be done sympathetically (no large supermarket) to retain the charm of the town which I do not believe is the case currently.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3033
Person ID	1263492
Full Name	Mr Craig Murphy
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Specific points / objection to proposed site TR02 & TR03:</p> <ul style="list-style-type: none"> - The plans result in an unacceptably high loss of Green Belt land, which is detrimental to both the environment and the enjoyment of the countryside surrounding the town for current residents. - It would also mean building over important natural habitats and ecosystems for nature as well as more pollution into the canal. <p>I would ask that the Council revisit these plans with the following in mind;</p>

- significantly reduce the volume of new housing shown which is not warranted and in excess of natural population growth.
 - Retain green belt land to a far greater extent.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS3036

Person ID 1263492

Full Name Mr Craig Murphy

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Yes

Proposals and Sites Tring
comment

Specific objections to proposed site TR04 & TR05;
 - LA5 site Roman Park development will already impact the West of Tring significantly in terms of traffic loads and parking availability and congestion, the combination of which is already creating serious hazard to safety for residents in the area.
 - The impact on Goldfield School and Bishops Wood is also significant and absolutely no further residential expansion in this area should take place without the additional infrastructure support.
 I would ask that the Council revisit these plans with the following in mind;
 - significantly reduce the volume of new housing shown which is not warranted and in excess of natural population growth.
 - Retain green belt land to a far greater extent.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3038
Person ID	1263492
Full Name	Mr Craig Murphy
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Specific objection to proposed site TR06:</p> <ul style="list-style-type: none"> - I understand the benefit of more retail development but is important the proposals meet the aims of the plan to keep with the needs of the area and to avoid detracting from the character of the location. - A medium-sized supermarket is not needed in this location given there are supermarkets of various sizes in the town already and could have a detrimatal impact on local shops in the high street. - The plans surrounding same old retail and supermarkets are outdated but if the council could target / prioritise social, entertainment and more detination spaces (whilst keeping in character for a market town) this could enhance what the town has to offer. <p>I would ask that the Council revisit these plans with the following in mind;</p> <ul style="list-style-type: none"> - Apply more vision to town centre development plans and demonstrate more sympathy and appreciation to retain and build on the unique character of Tring as an historical market town.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS3047
Person ID	1263494
Full Name	Mrs Alice Kibble
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3064
Person ID	1263497
Full Name	Mr Gary Kibble
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS3076

Person ID 1263502

Full Name ROSS TAYLOR

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS3083

Person ID 1263499

Full Name Mrs Angela Burgin

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS3084
Person ID	1263507
Full Name	Ms Janet Gerrard-Wright
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am writing to object to the proposed plans of Tr01.</p> <p>I was only made aware of this a few days ago and felt compelled to write to you as I was horrified at the proposal.</p> <p>Having been born in Tring in 1965, I have seen the town go through more and more development. The close knit community has been pushed further and further apart and it is sad to see. I understand that properties have to be built but I'm sure Tring has taken its fair share over the years.</p> <p>What a dreadful shame it would be to see the farms and open fields disappear to yet more concrete and another same old same old housing estate. Coming into Tring, no more would you have the feeling of a beautiful market town with its wonderful architecture and history on show. You would be turning it into a replica of numerous other towns that look the same, souless.</p> <p>This is in addition to the livelihoods of family generations on the land and the wildlife that frequents these green fields. You should be protecting wildlife, not destroying more and more of their habitat.</p> <p>I feel so strongly about this and hope you will make my thoughts known. I sincerely hope this project does not proceed.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS3091
Person ID	1263499
Full Name	Mrs Angela Burgin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development</p>
Included files	
Title	Tring
ID	EGS3104
Person ID	1263511
Full Name	LOUISE BRYANT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01 for the following reasons:</p> <p>It will destroy the beautiful landscape. Following on from the current Covid situation the importance of people's access to nature and the outdoors on our mental wellbeing is hugely recognised. As a Council you should be promoting sustainable farming not allowing the permanent loss of our farming assets. Once lost, this land will never be reclaimed for future generations to enjoy. The public right of way across the farms is currently of enormous recreational benefit to numerous walkers, joggers, and families. If the farms are built upon, residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives. The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance. On my last walks via the public footpath with my young children we were lucky enough to hear the beautiful song of skylarks. The public footpath allows residents to join the Ridgeway path and access to Tring Park whilst being away from roads.</p> <p>Prior to the Covid crisis I enjoyed taking my young children to the farm shop on London Road to buy local produce. It is important that we celebrate how our food is sourced and look after our independent businesses rather than being reliant on large supermarket chains.</p> <p>If the proposed development goes ahead, irreparable harm would be done to the unique character of the historic market town. This must be preserved for current and future generations. A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. The junctions at either end of Cow Lane are already prone to accidents and this road has not got the infrastructure in place for the additional traffic use that would occur.</p> <p>Alongside this, the extra volume of traffic will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses, and visitors. This is another key concern that all of society should be against contributing to. These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion. Tring is relatively traffic free - this is a much-appreciated aspect of the town - and this would be lost forever if Tr01 is developed. At present the town does not have the infrastructure to support this level of new homes.</p> <p>I spent all my childhood in Tring and wish for others to experience the same lovely surroundings I was lucky enough to enjoy. I sincerely hope the above concerns are seriously considered when the proposed development Tr01 is considered.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS3111
Person ID	1261485
Full Name	Douglas Adams
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	Surplus brownfield office space.
Included files	
Title	Tring
ID	EGS3118
Person ID	1263512
Full Name	Mrs Shelagh Podger
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

* Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the beautiful historically important market town – which must be preserved for current and future generations to enjoy.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, traffic jams to enter Tring town etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town, the quaint little high street would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3123
Person ID	1263514
Full Name	SAM LETHEREN
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3124
Person ID	1263514
Full Name	SAM LETHEREN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3132
Person ID	1263518

Full Name	GREGORY DAVIES
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS3136

Person ID 1263521

Full Name NADIA SHAHRESTANI

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS3144

Person ID 1263526

Full Name MR NICK RIPPER

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

Yes

* No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS3145
Person ID	1263526
Full Name	MR NICK RIPPER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3147
Person ID	1263528
Full Name	SANDRA ROWLANDS
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3157
Person ID	1263533
Full Name	LEILA WARD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives. Particularly in light of recent restrictions and importance of green spaces, and footpaths and places to walk in the countryside during the coronavirus pandemic, these amenities are even more valuable to the people of Tring. Currently local green spaces like Tring Park and the canal already get overrun with walkers as there are few spots to walk from your home in Tring. We need more of these places to walk in the countryside for Tring residents, not less.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Tring is a farming and market town if you continue with TRO1 and TR03 there will be no farms left in Tring, and no countryside walks. Therefore Tring will have lost it's identity and uniqueness, and will just be another large soulless town like Hemel Hempstead or a suburb of London.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS3159

Person ID 1263533

Full Name LEILA WARD

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Additionally I am even more opposed to the development of proposed site Tr03 East of Tring.</p> <p>Development along Station Road is fine, however I oppose development going all the way up to the canal and Marshcroft Lane. This would again get rid of greenbelt land and valuable wildlife habitat and green space for the people of Tring. Marshcroft Lane is the access to the Ridgeway and to the canal and CAONB. This is currently a well used countryside walk allowing for valuable fresh clean air, away from traffic, noise and urban sprawl. I oppose building up to this lane on both sides and up to the canal. It would turn these valuable and rare walking areas of countryside into housing estates. This is the gateway to the Chilterns and the canal for the people of Tring and you are proposing to turn it into a housing estate. With the pandemic and the mass extinction of wildlife currently going on, these open fresh air countryside spaces, wildlife habitats and footpaths are of valuable importance. With people dying of poor air quality in this country, these places are more valuable and have to be seen as more valuable than housing.</p> <p>Refurbish and extend the existing cycle path along Station Road so people can use this again, currently cyclists choose to use the road due to the poor surface of the cycle path. Additionally the Forge car park and car park at Marks and Spencers in Tring is already full at lunchtimes on many weekdays and weekends already, and this is prior to people moving into the hundreds of new homes currently being built on Ickneild Way, Tring. With even the current added households and cars being added to Tring's roads, the Doctors Surgeries, congested roads (Ickneild Way; Junction of Station Road, Cow Lane, and Grove Road; Brook Street), mentioned town centre car parks, and Tring Station car parks will not cope with even more added households. And where do you propose to build more car parks in the centre of Tring to allow for the added people living here? We need more car parks, Doctors surgeries, dentists, community centres on East side of town, cycle paths, another secondary school (which could be along Station Road), more green spaces and footpaths, more farmland, more wildlife habitats, and bigger Station car park- now already, without even building hundreds of more houses.</p> <p>Tring is a farming and market town if you continue with TRO1 and TR03 there will be no farms left in Tring, and no countryside walks. Therefore Tring will have lost it's identity and uniqueness, and will just be another large soulless town like Hemel Hempstead or a suburb of London.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3160
Person ID	1263533
Full Name	LEILA WARD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	<p>Build on alternative sites- build higher on brownfield sites like on the Akeman business park, instead of greenfield sites and areas of outstanding natural beauty.</p> <p>I would like to propose Cow Roast as a site to build more facilities and housing, as currently there is not enough. Additionally towards Pitstone and Aston Clinton, these places also need more amenities alongside affordable housing.</p>
Included files	
Title	Tring
ID	EGS3168
Person ID	1263537
Full Name	MRS SARAH RIPPER

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3169
Person ID	1263537
Full Name	MRS SARAH RIPPER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS3175
Person ID	870981
Full Name	Mr Lewis Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed sites Tr01, Tr02 and Tr03 and volume of housing proposed.</p> <p>These sites will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if these sites are developed.</p>

The public right of way across sites Tr01 and Tr03 are currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

These sites will put enormous strain on local infrastructure that is already at capacity. Doctor's surgeries and schools are overloaded and the facilities proposed for these sites do not meet the additional capacity that will be introduced to the town. The site will add congestion to an already congested parts of Tring. Local amenities are minimal for to the support this level of development, the high street is already over crowded with traffic.

The proposals do not go far enough to support the climate crisis that is currently ongoing. Developments of these sizes should be setting the standard for sustainable housing. Fewer dwellings with greater green and recreational space will serve greater progress towards the governments climate goals. There should be onerous put on the construction of the dwellings in terms of sustainable design - electric boilers, car charging port, electric bus routes, solar energy, low carbon materials to name a few. There is no mention of these already established practices in the proposals.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS3183

Person ID 1263550

Full Name ANNABEL FRANCIS

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3185
Person ID	1263550
Full Name	ANNABEL FRANCIS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS3190
Person ID	1263530

Full Name	Mr Thomas Jennings
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am writing, not as a resident of Tring itself but of one of the surrounding villages, to air my concerns regarding the proposed development of site Tr01.</p> <p>While I accept the pressing need for more affordable housing (with a strong emphasis on 'affordable' - not just more middle-class commuter homes) at a national level and the subsequent pressure this is creating for local authorities to meet their share of housebuilding targets - as well as the tendency for a degree of NIMBYism around any such plans - in this particular case, I believe the proposals for site Tr01 to be flawed.</p> <p>Whether the proposed development will, as suggested, indeed alter the fundamental character of Tring as a town is a subjective argument. What is not subjective is the fact that we are all facing a combined climate and biodiversity crisis which is only going to get worse over the coming years, unless we start to prioritise the need for nature over our seemingly insatiable desire for economic growth and unsustainable business as usual.</p> <p>As an environmentalist, I would be arguing against these proposals even if they were slated for a relatively anonymous greenfield area, but the fact the proposed site sits alongside Chilterns AONB, in close proximity to nationally important ecosystems and wildlife habitats including native beech woodlands and fragile chalk streams, only makes the environmental and ecological case against it even clearer.</p> <p>As a parent of a young child, I fear for the future legacy we will leave for future generations if we continue to build on sites like this one with only token consideration for nature. I have also seen the pressure on local services like schools and GP surgeries first-hand and worry that Dacorum is putting the cart before the horse in terms of proposing existing housing for a town that only really has the infrastructure of a large village at present.</p>

Finally, at a time when more than ever before we are seeing the importance for public health of preserving access to open spaces, I worry about the potential impacts of this proposed development on existing public rights of way across the land.

If the housing development proposed for site Tr01 absolutely must go ahead - if there really are no suitable alternative sites, despite recent changes to brownfield regulations etc, then I believe Dacorum has the opportunity to make a powerful statement of intent that could earn it recognition at a national level, by demanding not only that developers avoid packing in yet more generic 'econobox' housing but instead

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS3193

Person ID 1263563

Full Name Peter Benson

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3195
Person ID	1263564
Full Name	Mr Roy Podger
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the beautiful historically important market town – which must be preserved for current and future generations to enjoy.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, traffic jams to enter Tring town etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town, the quaint little high street would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS3197

Person ID 1153474

Full Name HELEN KANE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the beautiful historically important market town – which must be preserved for current and future generations to enjoy.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, traffic jams to enter Tring town etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town, the quaint little high street would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3207
Person ID	1263570
Full Name	Susan Andrews

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Having been born in Tring and a resident For more than 70 years I have a vested interest in the Town's development Having considered the plan as shown on the Dacorum Local PIN 2020 to 2038 I would, in the main, accept the majority of the planned development as I appreciate Tring must lend its part in providing houses for the expanding population</p> <p>However I do not believe it would be in the interest of the Town to develop right up to the GU canal Development of such a size would severely and adversely effect the green belt area by the canal.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	<p>Indeed I must ask why the triangle of land at the junction roundabouts at Tring Hill adjoining Icknield way is zoned as landscaping and not reviewed as further development There are two fields in this area. One with 4 or 5 horses in grazing - acceptable as it is also part zoned as cemetery extension</p> <p>However I would draw your attention to the field adjoining the Cala LA5 development which is completely covered with heaps of topsoil from the house build with an area for all construction workers and site cabins. There is no way this field can be considered as SSI or AONB land. It resembles giant joined up mole hills and not at all attractive Therefore I consider this field should be considered and zoned as an extension to building on LA5 land.</p> <p>To allocate this area to more houses would reallocate about 50 or so houses from the proposed Tring Station road site. Such a development next to LA 5 site would release the need to build so many new houses towards Tring Station</p>
Included files	
Title	Tring
ID	EGS3209
Person ID	1259849
Full Name	Kevin Hudson
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3240

Person ID	1263566
Full Name	Frances Read
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3251
Person ID	1263569
Full Name	Kevin Rogers
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	This comment relates to the entirety of the Tring proposals.

Seeing an increase of c60% housing is sad and will harm areas in the greenbelt and immediate proximity. I've lived in Tring for in excess of 35 years and value its community feel, Market Town and Green Town ethos and am delighted to be able to bring my children up here.

That said, if I were to write this comment a year ago I would comment that Tring required additional houses. To an extent this is still true, however my view is that this is not the ideal time to consider this as the plans as drafted will only introduce new houses for commuters. There is no inbuilt industry for people to move to Tring to work at. Furthermore, my expectation post-Covid is that the way we work/commute will change permanently and the magnet of the South-East for commuting into London will go in reverse.

In terms of more specific points:

Roads such as Cow Lane, Bulbourne Road and the High Street can in no way support an increase of several thousand cars.

If houses are to be built then they must be built sustainably (solar panels, passiv houses, etc) and this should not be an after-thought.

This is not a new argument, but Tring's young people are being priced out of the town - I am not convinced that increasing houses will remedy this - evidenced by the new houses off Icknield Way.

The removal of the Tring History Museum, Market and Auction area and Firestation is simply vandalism. Brook Street will not be able to cope with the increased traffic - it struggles when the Auction is held!

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS3255

Person ID 1155396

Full Name Jane Hodgson

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	No

Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS3267
Person ID	1261930
Full Name	Chris Gee
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>In addition to my comments entered elsewhere on the East of Tring proposals (sections 11, 14, 18 & 20) it should be pointed out the Marshcroft Lane is a special lane for children, walkers, cyclists to enjoy, as an escape from Tring. Almost entirely free of traffic, it provides a flat, safe access directly in unspoilt countryside. Generations of local residents have walked through and enjoyed the fields, hedgerows, wildlife and environment in a safe manner. Many people from Tring enjoy this quiet country lane walk down to the canal, especially witnessed during lockdown as a pleasant walk. Many children safely learn to ride bikes along this lane. The annual Ridgeway Run starts on Marshcroft Lane & returns back into the town along its path. It seems untenable, irresponsible and negligent of our duty to protect the cultural and environmental heritage in allowing this peaceful lane to be lost irrevocably by unnecessary residential development.</p> <p>The specialness, tranquility, uniqueness that Marshcroft lane provides in unspoilt access to the canal, local footpaths and countryside is something that speaks to the heart. This is a plea not to irreversibly lose this special recreational blessing that the town and it's residents can enjoy.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3289
Person ID	1263610
Full Name	BRYN HENRY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3290
Person ID	1263610
Full Name	BRYN HENRY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been

demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID	EGS3291
Person ID	1263610
Full Name	BRYN HENRY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS3302
Person ID	1263620
Full Name	EMMA SIMMONDS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3303
Person ID	1263620
Full Name	EMMA SIMMONDS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3304
Person ID	1263620
Full Name	EMMA SIMMONDS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS3315
Person ID	1263631
Full Name	GAVIN NICHOL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not</p>

clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3316
Person ID	1263631
Full Name	GAVIN NICHOL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

<p>Proposals and Sites Tring comment</p>	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
<p>Yes / No * Yes * No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	
<p>Title</p>	<p>Tring</p>
<p>ID</p>	<p>EGS3317</p>

Person ID	1263631
Full Name	GAVIN NICHOL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS3330
Person ID	1263643
Full Name	IAN DESTE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3331
Person ID	1263643
Full Name	IAN DESTE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS3332

Person ID 1263643

Full Name IAN DESTI

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring
comment

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan. Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.
Included files	
Title	Tring
ID	EGS3375
Person ID	1261609
Full Name	DEBORAH CROOKS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3447

Person ID	1263124
Full Name	Andrew Criddle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p><i>With Tring clearly identified in DBC evidence as having a significant need for increased sporting facilities (especially playing field space) for its existing population it is vital that additional playing space for the circa 50% increase in population proposed in this plan is an infrastructure priority. With this in mind a major new sporting hub is required – ideally situate adjacent to existing sporting facilities. TSF have identified a further 15 Ha of playing field space being required to meet existing demand. This may need to be increased by 50% to meet the demand by 2038 so it is imperative that sporting space allocation is a key priority for the Local Plan, Infrastructure Plan and site allocation consideration in Tring.</i></p> <p><i>The Dunsley Farm Site Tr01 in South East Tring is the priority site for sporting development in the local community because it is adjacent to existing clubs who are seeking to expand and can provide a sustainable delivery plan for that site. This has been made clear to DBC and its planners for many years and is supported by the Town Council. It is vital therefore that priority should be given to allocating space within this site for expansion of local sports clubs and their playing space in order to meet both existing demand and the increased demand inevitably associated with the massive increase in the population of the Town. As 15 Ha of additional space has been identified as being needed for current demand alone then it is clear that not only should this site incorporate a major new sporting hub, but the additional hub proposed within Tr03 will also be required and is welcomed.</i></p> <p><i>Consultation and partnerships with local clubs, Tring Sports Forum and DSN should be a prerequisite for both developments Tr01 and Tr03.</i></p> <p><i>NB Planning to locate new schools adjacent to new sporting facilities would be strongly supported as it would maximise the sharing of facilities between clubs and schools. However, there is a need in Tring for significant new additional playing space to be developed for clubs to own and or manage including the development of clubhouses. Community sports clubs in Tring are already proving to provide the most active and effective community centres in the town; and new clubs withing additional sporting hubs could also be an effective enabler for engaging and bringing these new communities together as new communities as well as integrating them into the town. They would also provide the necessary additional open space and provide casual play space as well as organised play space – with potential access to additional funding (e.g. from NGBs and Sport England etc.) to make development of such facilities viable and sustainable.</i></p> <p>NB Plan Strategy Vision for Dacorum Places states</p>

“Tring will have grown and will:
 have provided significant new open space and sports/leisure facilities to the east of the town”
Comment: This strategic commitment needs to be delivered through the sites.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS3455

Person ID 1145685

Full Name Mrs Moira Graham

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Tring comment All Tring sites. We currently have a 12,000 population in Tring and the friendly market town is full. We have building at the end of our road (Beaconsfield Road) and together with the proposed sites across the area, there appears to be a total of nearly 2,300 houses being built, infill housing does not appear to be included in these proposals. The national average of house occupancy is 2.4 but I think the types of houses proposed will be higher than this. Working on 2.4 there will be an increase of about 5,500 people, which is almost a 50% increase in the current population. I'm sure there will not be a 50% increase in schools, policing, doctors, hospitals, train station (commuting trains and car parking have been full for years) and all the other trades and services in Tring. The proposals are way out of proportion to this lovely town and so much green belt has already been used or earmarked for development. We object most strongly to this proposal and how you need a degree in town planning to find and understand the information - perhaps deliberately confusing.

Yes / No
 * **Yes**

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3470
Person ID	1012318
Full Name	Mrs Jane Hennell
Organisation Details	Area Planner Canal and River Trust
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	TR3 Consider using Canal towpath to provide enhanced pedestrian and cycle links to Tring town centre and station and as part of an enhanced recreational route towards Tring Reservoirs. The canal is in a cutting at this point. Setting development back from the top of the cutting will minimise possible structural implications. Views and access routes through to the corridor should be made available and consideration given to a new pedestrian access to the canal towpath to minimise safety issues around Maxcroft Bridge.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3484

Person ID	1263805
Full Name	Andrew Criddle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p><i>With Tring clearly identified in DBC evidence as having a significant need for increased sporting facilities (especially playing field space) for its existing population, it is vital that additional playing space, whatever the increase in population, is an infrastructure priority. With this in mind at least one major new sporting hub is required – ideally situated adjacent to existing sporting facilities/clubs.</i></p> <p><i>The Dunsley Farm Site Tr01 in South East Tring is the priority site for sporting development in the local community because it is adjacent to existing clubs who are seeking to expand and can provide a sustainable delivery plan for that site. This has been made clear to DBC and its planners for many years and is supported by the Town Council. It is vital therefore that priority should be given to allocating space within this site for expansion of local sports clubs and their playing space in order to meet both existing demand and the increased demand inevitably associated with the massive increase in the population of the Town. If more than a few hundred new houses are to be added to the town then not only should this site incorporate a major new sporting hub but an additional hub such as that proposed within Tr03 would also be required and welcomed.</i></p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3501
Person ID	1263815
Full Name	Stuart Fordyce

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am a resident and Parish Councillor in Wigginton and wish to record my personal views on the housing developments proposed. Whilst it is recognised that more housing is required on a national level, and that government demands have imposed an enormous obligation on the Borough Council, the Dacorum Plan has significant shortcomings and fails to address the most recent government policy proclamations as well as it's own stated policies.</p> <p>1. Relative populations The Dacorum plan implies population increases as follows: Hemel 14%, Berkamsted 21%, Tring 43%</p> <p>This is the opposite of the stated intent of the Dacorum Settlement Hierarchy policy whereby increases in population should be in proportion to existing levels. The proposal would impact heavily on the small market town character attributed to Berkhamsted and Tring, whilst Hemel could absorb much more of the burden to little detriment.</p> <p>2. Green Belt and AONB The proposals involve significant intrusions into Green Belt land and AONB, especially in the Tring and Berkhamsted regions, both of which are surrounded by these areas. Recent Government policy documentation concludes: <i>"We should be clear that meeting housing need is never a reason to cause unacceptable harm to such places"</i></p> <p>3. Dunsley Farm As Tring and Wigginton are less than 1 km apart there is a longer-term risk of coalescence as the land at Dunsley Farm extends as far as the Wigginton village envelope. The site is within view of the Ridgeway National Footpath and should never have been put forward for development.</p> <p>4. Tring Station The Dunsley Farm development together with the other large Tring allocation nearby will inevitably put additional pressure on Tring station. This is recognised but not seen as a problem by Dacorum. However, no thought seems to have been given to the effect on parking provision which will require a significant extension to the existing car park, already unable to accommodate pre-pandemic demand. The fact that Tring Station is in the AONB seems to have been overlooked by AECOM in their assessment for Dacorum.</p>
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3518
Person ID	1263824
Full Name	Nichola Criddle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p><i>With Tring clearly identified in DBC evidence as having a significant need for increased sporting facilities (especially playing field space) for its existing population, it is vital that additional playing space, whatever the increase in population, is an infrastructure priority. With this in mind at least one major new sporting hub is required – ideally situated adjacent to existing sporting facilities/clubs.</i></p> <p><i>The Dunsley Farm Site Tr01 in South East Tring is the priority site for sporting development in the local community because it is adjacent to existing clubs who are seeking to expand and can provide a sustainable delivery plan for that site. This has been made clear to DBC and its planners for many years and is supported by the Town Council. It is vital therefore that priority should be given to allocating space within this site for expansion of local sports clubs and their playing space in order to meet both existing demand and the increased demand inevitably associated with the massive increase in the population of the Town. If more than a few hundred new houses are to be added to the town then not only should this site incorporate a major new sporting hub but an additional hub such as that proposed within Tr03 would also be required and welcomed.</i></p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS3543
Person ID	1263834
Full Name	Michael Illes
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Tr01 and Tr03 will increase the population of Tring consdierably. But where is the infrastructure to back this up? It isn't a plan unless it is a complete plan.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3544
Person ID	1263810
Full Name	David Tolfree
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

* Yes	
* No	
Proposals and Sites Tring comment	<p>The proposal to build so many more houses in Tring will spoil the look and feel of it being a Market Town. The traffic too and from the A41 by Tesco will be very busy in the mornings if Dunsley farm is lost. The additional business units will also increase the traffic coming into the town. We have already had a large development being built that has expanded Tring. I strongly object to the amount of potential houses you wish to build. This is also backed up with us not wanting the loss of a Farm that is part of Tring. I think building 400 homes on New Mill would cause serious traffic issues as currently it backs up a lot due to cars parked outside the dwellings near by. They do not have any offstreet parking so they would still need to park their cars within this area.</p> <p>I disagree with High Street / Brook Street site as Forge Car Park in the main area where residents park to access the shops. If this disappears we have limited parking which would negatively impact the retail area.</p> <p>The character of any houses would need to fall in line with the Rothschilds character style as new builds do not do this.</p>
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3629
Person ID	1145631
Full Name	Mr Alastair Greene
Organisation Details	Clerk Little Gaddesden Parish Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	No
* Yes	
* No	
Proposals and Sites Tring comment	

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3634
Person ID	1263885
Full Name	Mr Neil Roberts
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought</p>

to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

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With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS3635

Person ID

1263885

Full Name

Mr Neil Roberts

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

No

Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3663
Person ID	222269
Full Name	Georgina Tregoning
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tring Delivery Strategy: Given how the plan identifies Tring as a market town with its own characteristics, the proposal to add so many houses is totally disproportionate and in particular the proposed major expansion East of Tring will disrupt the town and totally change its ethos. Mention of pedestrianisation and cycle paths will not satisfy the needs of the population, particularly the elderly. It seems unlikely in the extreme that workers in the Dunsley Farm area would actually walk into town for shopping; this would take too much time. With regard to the proposal for Tr06, there is no need whatsoever to lose the museum. This is to the side of the site, and in a historic market building which greatly enhances the character of the town.</p>
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3668
Person ID	1263890
Full Name	Chris Munday
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The wanton distruction of the Green Belt, the impact on sustainability and infrastructure is shocking. There is no need to develop this level of housing in Tring. It will utterly destroy the character and nature of the Town. There is a lack of strategic vision or intent for developing this gem of a place.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3752
Person ID	1260822
Full Name	Ms Susan Banham
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The Dunsley Farm area has some merit but not for such a huge development. Not 400 houses .
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3754
Person ID	1260822
Full Name	Ms Susan Banham
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Icknield Way/Miswell Lane also has merit as it within the existing town limits defined by Icknield Way but again 50 house is too many, again, over development.
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3755
Person ID	1260822
Full Name	Ms Susan Banham
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Why on earth would the lovely Local History Museum be demolished? It is a gem. We do not need more retail space. We have empty shops in the High Street and empty restaurants and quite enough coffee shops.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3758
Person ID	1263921
Full Name	sarah diehl
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The feel of Tring as a small market town will be lost forever with the number of new homes that have been planned.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3777
Person ID	1262745
Full Name	Mrs Stephanie Schneider
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p>

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

A brownfield land review is needed to give much greater emphasis on the regeneration of previously developed land. Too much emphasis is currently being given to new developments on Green Belt and greenfield sites.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS3788

Person ID 1263948

Full Name MISS ALICE MITCHELL

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS3811
Person ID	1263960
Full Name	Mr Tim Amsden
Organisation Details	Chairman Tring & District Local History & Museum Society
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p><u>OBJECTION to Proposal TR06</u></p> <p><i>Background</i></p> <p>The Society was formed in 1994 on the initiative of Tring Town Council. Registered as a charity, it set out to create a museum for the Tring area, an aspiration held by many, and one that had been thwarted in 1975 when the then Dacorum District Council, having purchased the historic Grace's Mill at 15 Akeman Street to establish a museum, abruptly decided not to proceed with the idea.</p> <p>In 2006 the Society signed a lease with TTC for the office of the Cattle Market; funds were raised locally and a successful joint bid made to the Heritage Lottery Fund. The building was remodelled and converted into a museum, which opened in 2010. It is the only public local history museum in Dacorum, telling the story of Tring and district by means of graphics and exhibiting historic artefacts from prehistoric to modern times. Staffed entirely by volunteers, in normal circumstances it is open to the public free of charge on two days a week, and receives typically 2,000 visitors per annum. It makes a significant contribution to the town, in terms of attracting visitors and their attendant spending power.</p> <p>The Society does not have any general remit in regard to planning matters, but Local Plan proposal TR06 directly concerns the museum site and threatens our continued operation. The Trustees are strongly opposed to the proposal, and urge the Borough Council to withdraw it from the plan.</p> <p><i>The building</i></p> <p>Constructed in 1893 by Tring Park Estate, the museum building was designed by William Huckvale in the characteristic Rothschild estate style. Unlisted, but abutting the Conservation Area, it is symbolic of the town's heritage and embodies its history as a market centre. It makes a strong contribution to the street scene and the general character of Tring, and</p>

can readily be regarded as a Heritage Asset for the town. The successful restoration to its original three-gabled appearance, and its conversion to a museum, was Highly Commended in the Chilterns Design Awards 2011. It is very suitable for our present requirements, and there is a viable option to extend it westwards, to enhance its scope and facilities.

Relationship to TTC

The Society's relationship to Tring Town Council is highly and mutually beneficial. Having five years remaining of a 20-year lease, the Museum enjoys a favourable rent, partially offset by an annual grant, with every expectation of renewing the lease in 2026 for a further 20 or more years, giving us confidence to plan ahead, especially for our Phase 2 building project.

Relocation

Although no approach was made by officers of the Borough Council to ascertain the feasibility or otherwise of the proposal, it is glibly stated that the museum could be 'relocated'. While that is no doubt strictly true – in the sense that Stonehenge 'could' be relocated – no indication is given as to any alternative location, how it might be achieved, or who might pay.

We are a voluntary, unincorporated society with no equity in the present building, and have insufficient financial resources to establish a new museum elsewhere. Having received a Lottery grant for the present building, it is highly unlikely that we could secure another for a replacement building; the NLHF, and other funders, would probably and justifiably take the view that whoever found it necessary to relocate a perfectly satisfactory museum should be expected to bear the costs of doing so.

We might have no option but to move to a site less visible and less advantageous in terms of footfall. We might have to settle for a less satisfactory building, given the high cost associated with the design and construction of anything comparable to our present building. We might be obliged to accept a site with only our existing square footage, with no scope for future enlargement.

We might find ourselves the lessees of a different and less favourably disposed landlord, with a commercial outlook and no commitment to public service, and providing no certainty of future tenure. The likelihood is that an unaffordable market rent would be expected for a new building.

An unwonted burden would be placed on our wholly voluntary organisation to put any relocation into effect. Copious and thankless effort would be required merely to regain the status quo, effort which could instead be devoted to developing the present museum. Our activities would be greatly disrupted, and damage to our credibility and reputation would be likely to result from an enforced move. We are close to the point of achieving the sector standard of Accreditation, which we would expect to forfeit until such time as the replacement facility was considered comparable.

If no agreement could be reached on the relocation of the museum, or sufficient capital secured to fund it, we would find ourselves homeless when the current lease expires. Artefacts would have to go into storage, and since the Heritage Store in Berkhamsted, operated at public expense by Dacorum Heritage Trust, is now full and unable to accept any further material, we would have to find alternative storage for an indefinite period, and pay for it. The health and social benefits of volunteering are now widely appreciated, but with no focus, the community of fifty or more volunteer

stewards which runs the museum would be dissipated. The Museum is at the heart of our vibrant Local History Society, with over 200 members, and the loss of the building would reverberate strongly among more local people than just the volunteers.

A huge amount of work was entailed over 24 years in bringing the museum into existence and in operating it, largely achieved by volunteers. It engenders a great deal of support and goodwill from the Tring community. All of this would be effectively written off, as would the significant public investment represented by Tring Town Council's enduring support and by the 2007 Lottery grant.

With the town population set to grow, one would think that the local authority would regard a museum as an asset, offering an understanding of the place to help with community cohesion. No evidence is given that the museum is valued; on the contrary, it is posited as an impediment to growth. Rather than support it, the proposal merely presents it with unwanted obstacles.

Related considerations

The museum enjoys a good relationship with Tring Market Auctions which, as the successor to the cattle market, is part of the heritage and tradition of the immediate locality and of the town in general. We benefit in that Auction customers are frequently visitors to the museum.

The Forge car park occupies a continuation of the northward vista from Tring Park mansion, a Grade II* listed building originally by Sir Christopher Wren set in parkland listed for its historic value, and ought to be valued for its open nature and landscape significance, and never be built on.

The open space in front of the museum, formerly devoted to the cast iron sheep pens of the Cattle Market, helps in the visualisation of the site as it used to be, but the space needs to be utilised. We have outline ideas for museum-related outdoor activities that might take place there. We suffered when the Farmers' Market was relocated, and its return would be advantageous. If it were decided, as consented, to use it for parking, that would also benefit us.

No reason has been advanced as to why the relocation of the museum should in any case be necessary. All buildings represent 'embodied energy', and demolition and new construction both carry heavy and undesirable environmental costs. In the absence of the museum building, the flank wall of 10 Brook Street would be exposed to view, which was never intended; visually, it is not very appealing, and would give a poor impression of the Conservation Area. As it stands, the museum building, the retained sheep pens and the garden fronting on to Brook Street, also designed, built and maintained by Society volunteers, provides an attractive, sympathetic and historic rounding-off of the Conservation Area. There is no reason why it should not be retained on the present site, designed into any proposed development and forming an attractive and positive element of it. The existing tenure could continue, and with only minimal disruption, the museum could continue to develop and flourish.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3821
Person ID	1248941
Full Name	Mr Stuart Findlow
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am vehemently opposed to the development of the site reference/growth area Tr-01- Land at Dunsley Farm Tring, which incidentally has been turned down in the past because of its lack of suitability.</p> <p>This land is designated Green Belt and it is bordered by the Chilterns Area of Outstanding beauty. It is essential that the setting of AONB should be preserved and not damaged. It is also a green corridor into the town and it is part of the established character of Tring. If this land is developed it will destroy the largest and main green gateway to Tring. People entering Tring via this route are greeted with wonderful views displaying lush green undulating open fields, beautiful trees, plants, orchard land and farms. It is these sights that give Tring its sense of identity, namely that of a small unspoilt rural farming town. Supporting evidence of what will be lost can be seen in the attached photograph.</p> <p>Developing this land will result in the loss of two farms which have been worked for many generations by the same families. The dairy herds are very productive and serve an extremely useful purpose, especially now that we have left the EU and at a time when government directives encourage the country to be more self-sufficient with the production of food. It would be a crime to displace farmers and their workers who labour hard and take such pride in their essential occupations.</p> <p>Site Tr01 contains valuable wildlife and wild plants that will be destroyed and not replaced, thus eradicating more of our countryside heritage. Recently, Matt Baker, on the television programme 'Countryfile', pointed out the significance of maintaining biodiversity in Hertfordshire. Once hedges are cut down important biodiversity is lost forever. If site Tr01 is developed then local people will lose the benefit of a healthy and biologically diverse environment.</p>

Placing houses on the Tr01 site would place too high a demand on the services that Tring has on offer, or would be able to provide. Doctors' surgeries are unable to cope with the current demand with waiting times of two weeks. Even if the range and depth of services were increased it would be at further cost and it would change the charm of Tring. Lost forever would be Tring's quaintness and the impact of its historical buildings and shops in a confined area. Furthermore, there would be increased traffic pollution and congestion.

Tring has a petrol station, a Tesco and a Marks and Spencer supermarket. It certainly does not need any more of these types of buildings. However, this would have to happen if adequate support is to be given to new housing.

Recent police force cuts have meant slower response times to local crime and this will put more pressure on this over-stretched service. There would probably be an escalation in trouble with bored children and young adults roaming the streets.

It does not make sense to put industrial units and warehouses on this site when there are more suitable areas already containing warehouses at the other end of town with easier access to the bypass.

This site is not wise for a number of reasons. Firstly, the water rolls down the Chiltern Hills and creates flood plains at certain times of the year. This problem is compounded by the fact that the proposed building land is not flat. In fact, special drainage is placed on property in Dorian Close in order to prevent flood damage from occurring to buildings there. Also, Damask Close and Station Road have had problems with flooding in recent years, despite the provision of storm drains being built there. Secondly, the noise from traffic on the London Road and the bypass is extremely loud. Furthermore, there is also additional noise from the aircraft travelling overhead on their flight paths to and from Heathrow and possibly Luton. Special provision for more housing would increase noise levels tremendously.

Covid 19 has resulted in many local businesses being forced to close. Tring High Street has several empty shops. It will be many years before local businesses recover, and therefore if a large number of houses are built, people will be forced to find jobs in larger towns. This will increase pollution caused by car fumes and put extra strain on an already inefficient rail service into London.

Many people have worked hard all their lives in order to obtain substantial property that backs onto site Tr01. Building on the fields will ruin residents' views of a picturesque landscape and diminish their sighting of wildlife. Valuable footpaths will be lost for walkers. It will also mean that residents will suffer from extra light and noise pollution and possibly increased crime. Furthermore, it will devalue their property substantially. Current nearby residents would be unable to move even if they wanted to.

If site reference Tr 01 land at Dunsley Farm Tring is chosen, more drivers will choose to bypass the area near Tesco and instead use Cow Lane as a short cut to avoid congestion. Cow Lane is a dangerous, narrow lane with an uneven camber and an unrestricted speed limit in places. At weekends this road is still busy and hazardous. This is because adults and children attend rugby, football, squash or bowls at the clubs along this road. There is inadequate parking and this results in cars parking on the bend of the road and on grass verges. Cow Lane will not be able to safely cope with an increase in traffic. A proposed new major road junction on Cow Lane will only increase congestion and make the road more hazardous.

Building on such a large scale at Dunsley Farm will mean that Tring will sadly eventually become a sprawling, large town devoid of individual character and merged with Aylesbury and Berkhamsted. This can be seen in the way that Potten End has lost its rural charm because it has been swallowed up into Hemel Hempstead because of over-zealous building.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files [0R1A9257.JPG \(2\)](#)

Title Tring

ID EGS3835

Person ID 1263977

Full Name Mr Robin Walker

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01
It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.
Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.
A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.
These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS3844

Person ID 1153890

Full Name elisabeth Bendall

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Yes

Proposals and Sites Tring
comment

Tr01 Economic role in Sustainable Development – Viability of a supermarket

A supermarket is not viable at Dunsley Farm, London Road, Tring, and would promote traffic congestion and air pollution in an already busy area.

On-line food shopping is well established, and many Tring residents prefer to shop at larger supermarkets in Berkhamsted, Hemel Hempstead (with cheaper petrol offers), and stores such as “Aldi” and “Lidl” in Aylesbury with free parking for the town centre.

In addition to a “Tesco” supermarket, Tring has many independent food stores, a popular “M&S Food” store, and a “Morrisons” shop.

NOTE: The “Co-operative Store” at Silk Mill Way, Tring is not listed in Policy DM20 – Table 22 “Neighbourhood Centre Locations”.

Tr01 - Environmental role– Boundary Hedgerows

The boundary hedgerows for Dunsley Farm and Cow Lane Farm are protected by The Hedgerows Regulations Act 1997. Protection is required for “The existing and historic field boundary pattern and its existing and future potential as a strategic wildlife corridor”.

Tr01 – Environmental role for Cow Lane Farm and the Stewardship Scheme

Cow Lane Farm is registered with the Natural England Environmental Stewardship Scheme and the land is managed to protect and enhance the environment and wildlife. It is essential that both Cow Lane Farm and Dunsley Farm are retained as a strong wildlife corridor between Tring Park and Pendley Manor, to conserve our local wildlife heritage for future generations.

The public right of way across the farms is of enormous recreational and health benefit providing clean air access to open countryside.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS3845

Person ID 1153890

Full Name elisabeth Bendall

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Tr03 - Environmental role protecting hedgerows - Marshcroft Lane has boundary and connecting hedges predating 1500 when they were within Tring Grove Farm, and are protected under the Hedgerow Regulations Act 1997.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3846
Person ID	1263980
Full Name	Lauren Burnell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	Furthermore, the destruction of historic town heritage sites, such as the marketplace, in replacement for unnecessary retail and infrastructure is outrageous. The appeal of the high street alone comes from the small, local businesses, which have been severely impacted financially following the ongoing global pandemic. They need a chance to recover following this economic crisis; the introduction of new, large stores would hinder this, as well as destroying more of the town's local appeal. Proof of this lies within the vacant buildings in the town centre which, as aforementioned, could be utilised for growth and development over green belt and rural areas. Additionally, the current essential shops in Tring, such as Tesco and Marks & Spencer, serve the local community more than adequately. Other shopping facilities can be found in Berkhamsted and Hemel Hempstead, if residents cannot find what they desire in these local stores and supermarkets. It is also important to consider the future and sustainability of the hospitality and retail sector, given the changing needs of people following the pandemic. More people are ordering online from chain stores and high street brands, therefore

meaning that the proposed retail and industrial developments for Tring are far from necessary. The local community has already voiced support for the current family run businesses, which contribute hugely to the small town appeal of our picturesque high street, and have thrived despite the current situation. Equally as importantly, by building on and developing the marketplace, you are removing part of this town's heritage in a place which is still used regularly in line with the local traditions (e.g. the weekly farmer's market).

If the need for housing development and retail/infrastructure really is so pressing, you should be repurposing the vacant brownfield sites situated within the high street. It is important to consider the sustainability of a retail/infrastructure development, given the ongoing pandemic and the impact this has already had on Tring's popular local businesses. To conclude, given that the appeal of Tring is it's small, close knit community, market town heritage and rural beauty, your proposed plans for development are far too extreme and would destroy the characteristics of the town and rural community that we, as HP23 residents, are so proud of.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3847
Person ID	1153890
Full Name	elisabeth Bendall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<u>Tr06 - Transport and Movement, Health and Sustainable Development</u> <i>DBC Plan DM51 – “With the exception of one or two congestion points such as Brook Street, due to inter urban commuting patterns, Tring does not suffer significant problems as the road network across town is fairly permeable.”</i>

DBC plan DM51 admits that Brook Street suffers “congestion”, and this is the location of the proposed retail led development Tr06 at the junction of Brook Street and Mortimer Hill containing Tring School (the largest comprehensive school in Herts) with resultant heavy traffic. There is continuous traffic around the petrol station and Morrison’s shop, and there are also bus stops. The zebra crossing at this junction is used by hundreds of school children and older residents.

Any redevelopment would cause further congestion, reduce air quality and harm local residents.

Tr06 - Economic and Social Role – Market Place

Tring Market Place is owned by Tring Town Council, and is used by the community as the only available venue in central Tring for community gatherings such as the Friday Charter Market, fund-raising events, food markets, and Christmas celebrations. It is used by film production companies for their vehicles, and as an overspill car park when Tring holds large annual events.

The Market Place is the only area in Tring town centre that could be available for overflow car parking, and extra pressure on car parking spaces will shortly result from the 200+ homes at “Roman Park”, Icknield Way, Tring, completing this year.

Tr06 - Heritage, Education, Tourism, and Social Value – Tring Local History Museum

DBC Plan Policy DM43 Historic Environment – “The Council will pursue a positive strategy for the protection and enjoyment of the historic environment.”

Demolition of the Tring Local History Museum would destroy part of Tring’s Historic Environment and would not conform to the “positive strategy” that the DBC Plan maintains. The Museum building has great character with links to local architecture and heritage, being the former Office for Tring’s livestock market, and has an award for its design. The Museum holds records of the history of the Charter Town of Tring and is invaluable for providing information about Tring’s past for visitors to the town.

The Museum building was restored with years of hard work and fund-raising by Tring Local History Society and money from the National Lottery. For over ten years the Museum has welcomed visitors and school parties, and has given comradeship, opportunities for study, and added purpose to life particularly for the older stewards and helpers at the Museum.

In the Museum, visitors can discover that Tring was the home of ancestors of George Washington, and it was from Tring that John Washington, great grandfather of George Washington, left Tring and travelled to America. George Washington’s

great, great, grandmother is buried in the graveyard of Tring Parish Church. In addition, the lives of the Rothschild dynasty are entwined with the history of Tring and are also of great interest to visitors.

-

Tr06 Heritage, Tourism, and Social value – Market Place and Tring Auction Rooms

DBC Plan - Policy DM43 Social and Communal Value – “Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the “collective memory” of a place.”

Tring Auction Rooms is known the world over having starred in BBC TV programmes such as “Flog It” and “Bargain Hunt,” and today’s auctions attract visitors who bring trade to the town. The Market Place and Auction buildings are a reminder of the renowned livestock auctions held when agriculture was central to the local economy, and Tring held the largest Agricultural Shows in Southern England.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS3873

Person ID

1262869

Full Name

John-Chris Trinder

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment

As a resident of Tring who has a young family, we would like to express our opposition to the proposed development plans, specifically as it relates to the proposed site at Dunsley Farm (Tr01)

These plans appear to ignore a number of Social, Cultural, Sustainability and Environmental factors which Dacorum Council claims to value;

1. The proposal of 2,731 new houses represents a 55% increase to the size of Tring and will profoundly and irreversibly change the feel and dynamic of this traditional market town, putting unmanageable stress on infrastructure. The proposed development is proportionally significantly larger than bigger towns such as Berkhamsted and Hemel Hempstead.

2. The proposed site is adjacent to and surrounded by the Chilterns Area of Outstanding Natural Beauty. The farm area directly connects in to this area and augments it. Further encroachment on the AONB, and building right up to it's border will detract from the area, and will have serious adverse effects on the views of the Chilterns AONB, and from the Ridgeway National Trail.

3. The development also impacts The Ridgeway, Britain's oldest road which attracts many walkers, hikers and runners. To impact on the historic nature of the road by building 400 houses so close to it would seriously impact on the history of this road and have serious consequences for views.

4. There are currently plans to extend the area covered by the Chilterns AONB and upgrade to the status of a National Park. This proposal will impact this.

5. The area contains a valuable neutral grassland Local Wildlife site. The Dunsley/Cow Lane Farm site remains the only significant tract of observable green countryside close to the center of the Town. It is surrounded by the Chilterns AONB and is sandwiched between Tring Park (an ecological site) and Pendley Manor on the other. The landscape of this part of Tring has been largely unaffected since medieval times. The meadows exhibit the Ridge and Furrows archaeological pattern of ploughing created by the ridges and troughs used by farmers in the Middle Ages and this is still particularly notable on this site particularly following snow. Historic characteristics and landscapes cannot be disregarded in planning proposals.

6. The fields act as important drainage for water coming down from the Chilterns around Wiggington. The roads near to the fields, including Cow Lane, Station Road and Grove Road regularly flood, and the drains around these areas get blocked. This also effects the north-bound entrance to the A41 which is regularly flooded and required to close. By building on the fields and taking away this natural drainage there are major concerns that this will increase flooding in the area and cause disruption for both local housing and traffic.

7. The proposed site is right next to the very busy single carriageway A4125. In the proposal you are intending to use Cow Lane as an entrance to the development which is also a very busy main road, with dangerous junctions at both ends (London road and Station road). There have been a number of accidents at both ends of this road over the last 2yrs, and this proposal will substantially increase the traffic that uses these areas (which are especially busy for commuters going to the Train Station and for parents taking children to and from schools), and cause increased risk.

There is also concern of a larger volume of traffic being directed towards the town and potential traffic build up which could come from traffic turning in to the 'new housing development' as well as any adjacent industrial area/business's. This would create potential long traffic queuing and entering Tring town center.

If Tr01 were to go a head there is clearly a lack of alternative routes and therefore the large increase in traffic along the A4251, Cow Lane specifically as well as what would create an incredibly busy junction and potential bottle neck with

Cow Lane/Grove Road/Station Road. As a parent to young children I would be incredibly concerned about this significant increase in traffic not only from a safety point of view but there would be significant increase to levels of potential noise, light and worse still air pollution in this area also.

8. The proposal indicates that any development would need to take in to account the recreational value of the Public Right of Way (PRoW). This would therefore refer to Tring Town Footpath 56 in this case, which runs from the A4251 to Station Road. This path has close proximity to The Grove Estate and residents of East Tring. This path is frequently used by walkers, joggers, dog walkers and families and provides an access point to the historic Ridgeway path as well Tring Park (accessed a short distance away up Oddy Hill). The impact of lockdown will long be felt and it is well noted that dramatic changes in lifestyle have occurred and will be sustained such as increased home working/unlikely return to the office 5 days per week, more leisure time, high rates of dog ownership, appetite to get out and enjoy the countryside. The emphasis on outdoor leisure for improving both physical and mental health is well documented. The Tring Town Footpath 56 is a much loved and currently heavily used, taking this away will have a detrimental effect on visitors and local residents alike. The current pathway is across grassy land and is used for recreational purposes. However, the section of Footpath 56 runs through residential properties and is narrow in places. If a large development were to be placed Tr01 then this would turn in to a thoroughfare of pedestrians and cyclists attracted by the shortest, most direct route to Tring School or town. The footpath and its narrow nature between residential properties makes this unsuitable.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3878
Person ID	1151977
Full Name	MOIRA COWIE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment

Included files

Title

Tring

ID	EGS3899
Person ID	1263998
Full Name	Mrs Lara Dixon
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Berkhamsted and Tring have already been impacted by rapid housing development. This development cannot continue unhindered. The only people who will benefit will be the developers and their bank accounts. These towns sit within the Chilterns Area of Outstanding Natural Beauty and the green spaces , open farmland and natural habitats in and round the towns are precious to the local population. The development plan does not minimise the impact on the Green belt or this AONB, in fact it appears to encourage its destruction.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3915
Person ID	1264017
Full Name	Martin Chard
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	

- * Yes
- * No

Proposals and Sites Tring comment

I strongly object to the Dacorum Local Plan which contains significant gaps, errors, flawed assumptions and also inconsistencies with stated objectives. The proposed increase in housing for Tring is far in excess of national guidelines for ‘sustainable development’ and assurances that this will not have a negative impact are both vague and lacking in vision. Dacorum Borough has chosen to accept these Central Government imposed growth figures that are not substantiated by evidence and are based upon outdated ONS projections and an arbitrary and simplistic algorithm. This growth in household numbers is a 25% increase over the current housing stock, which would irrevocably change the character of our towns and villages and destroy valuable green belt habitat and amenity. The latest ONS data available projects 6051 new homes in Dacorum by 2038 – 64% FEWER than this plan projects.

The Plan fails to set out explicit and proactive measures to mitigate the loss of Green Belt and to actively improve the environment. It also fails to define standards that are ambitious or definitive enough to shape developments appropriate for how we will live and work in the mid- 21st century. In contradiction to its own stated goals, it neither defines or attempts to build upon what is distinctive about Tring and its surroundings and appears to blindly follow the usual idenikit developer project mentality. Meeting the latest national and Hertfordshire position on environmental sustainability, wildlife corridors and green spaces alone will require specific, planned and proactive interventions. These are lacking in the Plan as it stands.

I recognise that Dacorum has significant challenges to address in the Local Plan. However, I have a number of very serious concerns about what is proposed. A strategic plan should be innovative, aspirational and unique to Tring, showing how growth could be achieved whilst simultaneously addressing other concerns such as sustainability and the environment. This is more like a basic plan just to hit a target of new houses.

The key issues I see with the Plan are as follows:

- 1 A very high percentage of expansion at Tring is proposed to be on Green Belt land and I regard this as a blatant abdication of responsibility by those charged with safeguarding these areas for current and future generations. These areas are protected for a reason and not enough has been done by the Council to push back on central demands to protect these important areas. In addition, the NPPF calls for ‘for compensatory improvements to be made to the environmental quality and accessibility of remaining Green Belt land’ and this must also be explicit with minimum 10% net gain. This is not at present explicitly addressed in the Plan and is a significant point of non-compliance.
- 2 The proposed growth of over 2700 new homes is not compliant with the heart of NPPF guidance for ‘sustainable development’. It is proportionately by far the largest urban growth across Dacorum in a location that is arguably least well suited for it. It is significantly above the evidence-based proportion for Tring based on population growth through the Plan period as amended by the Government’s ‘affordability’ formula (evidenced in the September 2020 SW Herts Local Housing document). Even if the numbers decrease significantly after recently announced Government changes there is no information in the Plan about prioritisation for reduced numbers and this needs to be made
- 3 The proposed north–south link road from Bulbourne to London Road via Station Road cuts through a major wildlife corridor – Marshcroft Lane – and an AONB. It is therefore subject to constraints that have yet to be examined, yet

it seems key to the present development plan for Tr03. This is also an area that is subject to regular and significant No development on Tr03 should be sanctioned until this is fully resolved.

- 4 The provisions for green/wildlife corridors (especially in Tr01, 02 and 03) are confused, inadequately defined and fall well short of the provision called for in the most recent Herts Environment and Sustainability guidelines (Nov 2020). In particular, the corridors are poorly linked together and do not explicitly protect the surrounding countryside, which is a key part of the character of the area and vital to local biodiversity. Overall, the plan for Tring falls short of NPPF para 147, and paras 99/100.
- 5 This Plan was presented before the Covid pandemic – we now live in a very different world, one that does not require warehousing or large industrial units on Dunsley Farm. These should be replaced with smaller more flexible workspaces that reflect rapidly growing local/home working patterns – it is also easier to keep these within the Tring’s unique culture and location.
- 6 A key and important goal, first built into the Issues and Options (2017) Plan, is for the Local Plan and developments to reflect local distinctiveness. There is no evidence that Tring’s distinctive character (in its history, town economy, unique location,) has been defined, and there is therefore no associated vision; this presents an unacceptably high risk of generic, unsympathetic development.
- 7 The scant consideration given to enhancing supporting infrastructure, including transport within and outwith Tring, is ill-thought out and fails to consider the need to coalesce around a town centre as well as neglecting the opportunity to better support surrounding

I would ask that the Council revise this plan to take the above into account. In summary:

- New housing should be reduced to no more than natural population
- Minimise Green Belt loss and offset any with proactive and significantly bolder mitigation
- Fundamentally revisit assumptions for Tr03 and Tr02 and their
- Update assumptions on town-centre use / employment with 21st-century
- Be significantly more “visionary” and build on the unique and distinctive characteristics of Tring and its natural

I recognise the need for thoughtful growth and, if done in the right way, it is not difficult to create a strategy that challenges 50 years of outdated thinking and creates a vibrant and thriving town that meets the needs of the population growth. I commend some of the thinking laid out in the submission by 'Tring in Transition', with a view to creating a truly ambitious, creative and sustainable strategy for future growth in Tring.

Please do not be blinkered or unimaginative in your approach – you are the guardians of an important and historical market town; this plan, as it stands, would serve as a damning legacy to all those involved in approving it.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title	Tring
ID	EGS3917
Person ID	1264017
Full Name	Martin Chard
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I strongly object to the Dacorum Local Plan which contains significant gaps, errors, flawed assumptions and also inconsistencies with stated objectives. The proposed increase in housing for Tring is far in excess of national guidelines for 'sustainable development' and assurances that this will not have a negative impact are both vague and lacking in vision. Dacorum Borough has chosen to accept these Central Government imposed growth figures that are not substantiated by evidence and are based upon outdated ONS projections and an arbitrary and simplistic algorithm. This growth in household numbers is a 25% increase over the current housing stock, which would irrevocably change the character of our towns and villages and destroy valuable green belt habitat and amenity. The latest ONS data available projects 6051 new homes in Dacorum by 2038 – 64% FEWER than this plan projects.</p> <p>The Plan fails to set out explicit and proactive measures to mitigate the loss of Green Belt and to actively improve the environment. It also fails to define standards that are ambitious or definitive enough to shape developments appropriate for how we will live and work in the mid- 21st century. In contradiction to its own stated goals, it neither defines or attempts to build upon what is distinctive about Tring and its surroundings and appears to blindly follow the usual idenikit developer project mentality. Meeting the latest national and Hertfordshire position on environmental sustainability, wildlife corridors and green spaces alone will require specific, planned and proactive interventions. These are lacking in the Plan as it stands.</p> <p>I recognise that Dacorum has significant challenges to address in the Local Plan. However, I have a number of very serious concerns about what is proposed. A strategic plan should be innovative, aspirational and unique to Tring, showing how growth could be achieved whilst simultaneously addressing other concerns such as sustainability and the environment. This is more like a basic plan just to hit a target of new houses.</p> <p>The key issues I see with the Plan are as follows:</p> <ol style="list-style-type: none"> 1 A very high percentage of expansion at Tring is proposed to be on Green Belt land and I regard this as a blatant abdication of responsibility by those charged with safeguarding these areas for current and future generations.

These areas are protected for a reason and not enough has been done by the Council to push back on central demands to protect these important areas. In addition, the NPPF calls for 'for compensatory improvements to be made to the environmental quality and accessibility of remaining Green Belt land' and this must also be explicit with minimum 10% net gain. This is not at present explicitly addressed in the Plan and is a significant point of non-compliance.

- 2 The proposed growth of over 2700 new homes is not compliant with the heart of NPPF guidance for 'sustainable development'. It is proportionately by far the largest urban growth across Dacorum in a location that is arguably least well suited for it. It is significantly above the evidence-based proportion for Tring based on population growth through the Plan period as amended by the Government's 'affordability' formula (evidenced in the September 2020 SW Herts Local Housing document). Even if the numbers decrease significantly after recently announced Government changes there is no information in the Plan about prioritisation for reduced numbers and this needs to be made
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- 5 This Plan was presented before the Covid pandemic – we now live in a very different world, one that does not require warehousing or large industrial units on Dunsley Farm. These should be replaced with smaller more flexible workspaces that reflect rapidly growing local/home working patterns – it is also easier to keep these within the Tring's unique culture and location.
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Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS3918

Person ID 1264017

Full Name Martin Chard

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

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workspaces that reflect rapidly growing local/home working patterns – it is also easier to keep these within the Tring’s unique culture and location.

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Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS3919

Person ID 1264017

Full Name Martin Chard

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>1. The proposals for Tr06 (Brook St) are based on assumptions that are no longer valid, given other stated goals and the growth in development elsewhere in Tring. They also miss a clear opportunity to provide distinctive and modern facilities better suited to the mid-21st</p> <p>2. The strategy regarding retail space and central supermarkets in the town centre is outdated and absolutely not needed in a town that already struggles to maintain a fully occupied retail high street. For Tr06/ Brook St the Council should prioritise schemes fronting the High Street, encouraging experiential, social, entertainment and more 'destination' spaces rather than the 'same old' retail.</p> <p>I would ask that the Council revise this plan to take the above into account. In summary:</p> <ul style="list-style-type: none"> • Update assumptions on town-centre use / employment with 21st-century
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3922
Person ID	1264026
Full Name	Stephanie Ginn
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>I am writing to you in dismay having seen that DBC are attempting to further destroy the once small market town of Tring. Already you have allowed the destruction of the meadows in Icknield Way and Tring Road. The stupidity is astounding, and to imagine that you now want to destroy the historic cattle market area for redevelopment too. I have to wonder what are the real incentives for the decision makers.</p> <p>In case you haven't noticed, when Tring is busy there already is nowhere to park. That means that it can be impossible to get to Marks and Spencer for food, and Tesco car park can also be a real challenge.</p> <p>It is time to stop thinking that houses must be built at any cost because the cost is great to the people already residing in Tring.</p> <p>I urge you to reconsider this crazy plan, and to absolutely halt the idea of any further development of more of our precious green belt....I will be voting in the next local election.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS3953
Person ID	1264032
Full Name	Angela Vanderpluym
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The loss of Dunsley farm and the Farm Shop would be greatly felt in Tring and the surrounding area. This facility has supported local people all through the pandemic and is a valuable asset. As such, this farmland is not suitable for development. In addition, the proposal would increase the strain on high street traffic as the people living on this site would most likely drive to the village high street shops and amenities.</p>

The Tring Local Museum must not be developed. This is the original site, with all the lovely little livestock fencing. Moving it would mean losing the history of the village. In addition, the route from Mortimer Hill, across Brook St, through the Local Museum to the Forge car park is a major pedestrian route. There are quite literally, hundreds of children walking through there every school day. It also provides pedestrian access from the Forge car park to amenities in Silk Mill, which has virtually no customer parking on a good day.

Nearby Aston Clinton has already provided a huge increase in housing stock to the area. This proposal will result in an urban sprawl along the A41, from Aylesbury to Hemel Hempsted, a sprawl which currently has put too much strain on existing infrastructure.

While I recognise the need for some increase in housing, Tring has already added to its stock with the Roman Park estate. The area cannot manage this proposed level of housing increase. This past winter has illustrated the impact of existing housing on the AONB as footpaths have been destroyed and habitats lost. We must work to protect our natural world, not pave it over.

In addition, any new housing which is approved must be built to high 'green standards' with heating systems ready to convert away from natural gas, grey water management, solar panels, water butts, hedgehog highways, native planting and no laurel.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS3993

Person ID 1264040

Full Name Zoe Dunhill

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The proposals for growth area 2 (New Mill) and 3 (East of Tring) seem excessive.</p> <p>The scale of development required is not appropriate for a town the size of Tring and would certainly change the culture of Tring from a quaint, small market town; which is a negative.</p> <p>The road connections are not that great in the area and will not be helped by more houses/ businesses and therefore vehicles. I can understand how other sites are better suited - close proximity to the A41.</p> <p>Also, it would be a huge shame to lose all that green space. It is one of the massive positives of living in Tring, that on some aspects you can see natural spaces, rather than surrounded by houses. Furthermore, walking along the canal is lovely way to escape into quiet and relax. Having houses/ businesses built right up to it would certainly change the atmosphere and not in a positive way.</p>
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	<p>I am aware that this land is Green Belt, but having read the plan this is not necessarily a factor which stops any development...</p> <p>Therefore, if more housing is needed, I think a viable option could be that growth area 04 on Ickneild Way should be extended down to the roundabout with the A41 junction.</p> <p>Good road connections, it wouldn't increase traffic in the town.</p> <p>Furthermore, as far as green belt land goes, there are far more open and beautiful spaces that should be protected, over this smaller green space surrounded by busy roads.</p>
Included files	
Title	Tring
ID	EGS4004
Person ID	1263249
Full Name	Claire Whitely
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	<p>I recommend you reassess any requirement to allocate green belt land for development - if it can be proven that the exceptional circumstances needed to develop on green belt exist then further consideration should be given to the opportunities at Tr01. In the broadest assessments of the green belt land, Tr01 contributes less significantly than sites Tr02 and Tr03 so should be the first site under consideration.</p> <p>Tr01 consists of 37 hectares and has the capacity, even accounting for open space requirements, to take 30-40 homes per hectare (840-1,100 in total). This would particularly be feasible if affordable starter housing, much more needed in the area, formed a larger portion of the development. This would also reduce the need to develop further areas of the green belt and reduce the severe environmental damage that could be done by extensive building in this Area of Outstanding Natural Beauty. It is not clear why an allocation strategy of 14/15 homes per hectare is proposed when this does not make best use of the site.</p> <p>with regards to Tr02 and Tr03, I consider allocation at these sites highly inappropriate as it would have substantial negative impacts on the green belt that have not been, and cannot be, justified in planning policy terms.</p>
Included files	
Title	Tring
ID	EGS4060
Person ID	334233
Full Name	Mr Michael Gillen
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I have three comments. First, relating to the sites 'Dunsley farm', 'New Mill' and 'East of Tring'. There are so few small market towns like Tring that we should be thinking of preserving them. Unfortunately, the number of dwellings proposed in the plan is sufficient to increase Tring's population by approximately 50%, which will alter its character dramatically and irreversibly. Second, people have been in lockdown for twelve months yet you have not extended the consultation period despite the fact that many people do not have internet access or are not comfortable responding this way; personally I would have liked to attend a public exhibition so that I could see large scale maps and discuss plans with officials. Third, the plans do not take account of the Government's decision to alter their algorithm and reduce the amount of new housing required in the south-east.
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4154
Person ID	1264064
Full Name	Melanie Ingram
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Only if it can be proven and demonstrated that exceptional circumstances exist to allocate any Green Belt land outside of the current settlement boundaries of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning

of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Again very little acknowledgement has been made about keeping the character and history of the town, nor the community impact or the increased demand to essential services like doctors, dentists, care homes, an appropriately sized library or schools.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS4171

Person ID 328294

Full Name Mr Bert Smith

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I have already submitted to the DBC a detailed and reasoned explanation as to why Tr01 is totally unsuitable for development.</p> <p>I now wish to make a proposal.</p> <p>The local roads/road junctions, car parking, pavements, parks, surface water drainage {including road drains, ditches and road gutters}, sports facilities, playgrounds, cycle tracks, footpaths, hedgerows, trees, public toilets, and other infrastructure services within Tring have remained unchanged for decades and, in some important respects, have not been upgraded in generations. Maintenance and enhancement of public facilities has been sadly lacking.</p> <p>Thankfully, town and country planners centuries ago had the vision to plan and build town centres, public buildings, roads, parks, railways, canals, reservoirs, sewers, river management and the like. Towns like Tring have benefited from this planning vision for centuries, but this infrastructure is now expected to support more and more people, cars, buildings and so forth. The High Street [road and pavements] are narrow, car parks are stretched, recycling centres are insufficient, station car parking is a perennial problem, etc.</p> <p>Tring has not seen any appreciable enhancements by the planners for many years. The predominant theme of Local Plans seems to be “Build More Houses”. In fact, it is virtually impossible to find anything else other than a building plan – in Tring’s case, almost exclusively on Green Belt land. The Local Plan is about building buildings. It is accepted that government housing targets have to be met – but the Plan should also incorporate the building of a better environment and quality of life for residents for now and into the future.</p> <p>Decades ago Governments had the excellent idea of creating a Green Belt policy aimed at stopping future encroachment into the countryside. In Tring’s case this policy is now being set aside.</p> <p>The time has come, in my view, for some planning imagination and vision.</p> <p>It has been made clear that the custodians of the land, Herts County Council, wish to discontinue the farming activity currently taking place. Rather than selling this publicly owned land to developers for funds that will only produce an imperceptible increment to spending budgets in the short term, the site comprising the two Farms should be utilised for the benefit and wellbeing of the people.</p> <p>The Dunsley and Cow Lane Farms should be transformed into a Country Park to provide a huge benefit for current and future generations of the Town and surrounding areas in perpetuity. Garden Cities and New Towns incorporate large open spaces for public recreation – there is no reason why this principle should not also be applied, where possible, to established historic market towns like Tring. Not every town has a suitable and available site – Tring does.</p>

The Tr01 site eminently fits the criteria for a Country Park:

- The purpose of a country park is to provide a place that has a natural, rural atmosphere for visitors who do not necessarily want to go out into the wider countryside.
- Visitors can enjoy a public open space with an informal atmosphere, as opposed to a formal town park. For this reason country parks are usually found close to or on the edge of built-up areas
- Dunsley Farm has been an integral part of the Town for many centuries – it is marked on historical maps going back since records began and is therefore an ideal location to recognise the Market Town’s heritage.

There are around 250 recognised country parks in England and Wales attracting some 57 million visitors a year.

The Tr01 site is a very suitable size for use as a Country Park and has an excellent physical connection to the town. Its landscape is ideal as it provides beautiful views, being surrounded by the Chilterns Area of Natural Beauty.

Government policy on Green Belts is contained in Planning Policy Guidance 2. This states that Green Belt land can contribute towards (amongst others) the following:

- To provide opportunities for access to the open countryside for the urban population
- To provide opportunities for outdoor sport and outdoor recreation near urban areas
- To retain attractive landscapes, and enhance landscapes, near to where people live
- To secure nature conservation interest

Country parks are areas for people to visit and enjoy recreation in a natural and countryside environment – Dunsley and Cow Lane Farms could not be better suited for this use of public land. The creation of a Country Park would be a **permitted** use of this Green Belt site. This would, presumably, represent a sound basis for the granting of the necessary planning approvals.

The Dunsley/Cow Lane site could potentially incorporate, amongst others, many of the following:

- Paths and trails for walking, hiking, running, jogging, nature walks, orienteering, etc.
- Cycle paths
- Horse Riding trails + stables
- Children’s play areas + Paddling pool + Adventure activities + Skate park + BMX park
- Picnic and Barbecue areas
- Seating
- Wooded area(s)
- All-weather pitches for football, basketball, hockey, archery, etc.
- A Café + Visitor Centre + Car Park + Toilets
- The Tring Museum
- The historic Dunsley Farm building– built 1881 -and outbuildings
- Sculpture and Art
- Facilities for less able visitors
- Sites for Outdoor Events – Music, Fairs, Exhibitions, Shows, etc.
- Protection for Wildlife, Natural Habitats and Biodiversity

- Long-term parking for Tring Town – similar to that provided by Gadebridge Park for Hemel Hempstead
- Allotments
- Additional parking for visitors to the sports facilities at Pendley

Although Tring is surrounded by ample countryside it is acknowledged that there is a shortage of convenient access points to this countryside. Ironically, one such entrance is the Public Right of Way across Cow Lane Farm – planned for ruination under the Tr01 proposal.

If not Tr01, where is there an alternative site close to the Town that could become a large parkland for townspeople to enjoy? Such an amenity is certain to become urgently needed in the future. Once built upon the usefulness and suitability of the Farms site is lost for ever.

The Local Plan states that the Council’s objective is to build a happy, healthier, safer Dacorum and to create a clean, green, attractive Dacorum. What better way to massively achieve these ambitions for Tring and the surrounding areas than to create a Tring Country Park on the Dunsley and Cow Lane Farms?

.I propose that the next phase of the consultation process includes an option to transform the Farms into a Country Park. Rather than only seeking opinions on a series of unacceptable house building projects, the residents of Tring and surrounding areas should be given the opportunity to express a viewpoint on this Country Park option for the deployment of their land.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS4201

Person ID 1264082

Full Name Emily McDermott

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I feel that building so many more houses is ruining are town because we have so much countryside and most of it would be going and that is not good for all of the wildlife around us. It would leave animals with out home in the soil and above. there would be more pollution in the air.
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4208
Person ID	1263248
Full Name	Johnjo McDermott
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01 Whilst supporting the efforts of Dacorum to play its part in solving the national housing shortage, particularly for local young people who cannot afford houses, we strongly oppose the Dacorum local plan 2020 to 2038 as currently proposed. The number of new homes needed: ... is based on outdated figures: the plan is based on Office of National Statistics data from 2014, the more recent predictions of 2018 more than halve the number of new homes needed in Dacorum, and even that data is from before Brexit and Covid so out of date.

... the housing target for Hertfordshire is higher than the comparable counties of Surrey and Sussex (www.lichfield.uk).

... there must be a binding commitment for affordable homes in the plan. Too often developers have been allowed to wriggle out of this commitment. Tring is not suitable for this kind of increase in population:

... there is no capacity for more footfall at the station, the car park gets full and the trains to London overcrowded (based on pre-covid numbers).

... the High Street is unsuitable, as the main throughfare from east to west Tring the High Street is narrow and overcrowded for both traffic and pedestrians at peak times. The structure of the High Street has subsided with the current levels of traffic, this will only get worse.

... under the current proposals Tring bears the brunt of new housing with more homes than other towns in Dacorum (percentage terms).

... there are currently electric vehicle charge points in Forge car park and at Tesco, this is clearly insufficient for a town the size of Tring. Environment

... the plan should allocate land for new allotments for the residents so they can grow their own fruit and vegetables.

... the plan must commit to increase habitat for wildlife, including wildlife corridors and re-wilded areas to increase bio-diversity.

... there should be recreational corridors built into the plan to promote cycling and walking in a safe environment, they should be wide with natural vegetation and not narrow alleyways.

Sustainability

... Building Standards, the plan uses the right words to describe sustainability standards, but offers no commitment to these. All new buildings should be designed to meet the most stringent standards and must be at least net zero carbon. Every home should include a parking space with electric charging, should not be reliant on fossil fuels for heating and should include solar PVs. There is no commitment to this in the Local Plan.

... Public Transport, the plan makes no promise to improve public transport to connect these homes, so people do not have to rely on cars on a road structure that in many cases cannot be widened.

Summary

... Dacorum has declared a climate emergency, this plan should give the opportunity to put that into practice and create an inspirational environment where we can live and work together with nature. Instead the Local Plan is unimaginative and will become a developers dream of suburban sprawl, not something we will be proud of. If there is one thing that has become apparent in recent years, it is that we can't carry on as before and that we need to find a better way forward.

Yes / No
 * **Yes**
 * **No**

No

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4221
Person ID	1264301
Full Name	James Stringer
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p>

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files

Title

Tring

ID

EGS4242

Person ID

1264320

Full Name

JACKIE GLOSSOP

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given

to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS4243

Person ID 1264320

Full Name	JACKIE GLOSSOP
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS4245

Person ID 1264320

Full Name JACKIE GLOSSOP

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No No
* **Yes**
* **No**

Proposals and Sites Tring
comment

Yes / No No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files	
Title	Tring
ID	EGS4299
Person ID	1264331
Full Name	ALEX NICKELL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site _Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families . If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS4346

Person ID 1264338

Full Name Mrs Vaneeta Dennis

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

**Proposals and Sites Tring
comment**

i am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4396
Person ID	1264351
Full Name	Mrs Sara Darling
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

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The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS4399

Person ID 863650

Full Name Mr Stephen Darling

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4445
Person ID	1264387
Full Name	Mrs Joy Sheppard
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free – this is a much appreciated aspect of the town – and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers (including many dog walkers), joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>Gone will be the aspect of Tring which all love a small market town. We moved here in 1976 from Manchester and fell in love with Tring. It is just the right size. People are friendly and newcomers are warmly welcomed and because of the size of the town you can go out night and be completely safe. With Tring being on lockdown it has shown what a lovely</p>

place Tring is. We live just by Cow Lane and by putting a round-a-bout there would be a disaster the build up of traffic would be huge. You should also bear in mind the school children going to Grove Road School and Tring School. With the increase in traffic I can forsee a very nasty accident to one of the children. Tring has always been a place mostly is traffic free.

A few years ago I went to a meeting in the Victoria Hall when Sainsburys wanted to open a site in Brook St. That site was turned down due to the children going to the various schools and also due to the huge lorries coming off the bypass and turning into Brook Street again there would be a nasty accident to the children.

Leave Tring as it is put your extra houses in Hemel Hempstead. You say you are going to pull down the Fire Station, Local Museum, Car Park and also the Auction Rooms which a lot needed money into Tring with visitors.

If you say you are going to build 11,000 houses in Dacorum in Tring we have The Rothschild Surgery and the New Surgery which is quite difficult to get appointments for, no way can they cope with the extra people also you need a large increase in Doctors. Berkhamsted have had to take some of doctors from Tring. Also hospitals. The new hospital which we hoped was going to be built in Hemel and we have now been told they are going to enlarge Watford. They don't think of single mums with children how they are going to get there. The hospitals are full up as it is.

We are very very lucky to have the two farms in Tring which makes a lot of difference to the Farm Shops with there produce.

DO NOT BUILD ON OUR GREEN BELT IN TRING. THE DEVELOPERS HAVE BEEN TRYING TO GET INTO MARSHCROFT LAND AND YOU ARE GOING TO HAND IT TO THEM ON A PLATE. WE HAVE ALREADY 225 HOUSES BEING BUILD.

LEAVE OUR GREEN BELT

LEAVE OUR FARMS

BUILD ELSEWHERE NOT ON GREEN BELT

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS4449

Person ID 1263809

Full Name Julie Price

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tring is a characterful and charming small market town..... what makes it thus?... Its size (in area and population), the fact that the station is not connected to the town (therefore making it less of a bedroom for London) and the fact that it is surrounded by farmland and open spaces, are all major contributory factors. These are the reasons many people want to move to, or stay in, Tring.</p> <p>The pandemic has brought it home to us the value of mental health and well being and the major part that the quality of our surroundings play in this.</p> <p>Green spaces and farmland surround our wonderful town and loss of these open green spaces, which form the gateway to the town, would have a detrimental effect on everyone's well-being.</p> <p>I object particularly to the development of Tr01 for this reason.</p> <p>The increased traffic on Cow Lane , already a busy and dangerous road, would be noticeable and polluting, particularly if there is an extra access road off Cow Lane. Congestion at the junction with Station Road will increase to unreasonable levels, along with pollution as cars are idling, as cars get backed up, especially as there appears to be no relief road on the plans between station road and A41. This is extraordinary given the number of houses planned for Tr03 .</p> <p>I am very concerned at the number of dwellings planned on Tr03. I find it hard to understand quite why this many new houses can be justified as it is disproportionate to the size of Tring as it is now.</p> <p>With this number of new builds and subsequent population explosion (along with the new proposed schools) it will feel as if our town has taken on a whole new character and will no longer have the small market town feel which is the very essence of the town. Is this fundamental change really necessary? Are these numbers of dwellings now outdated as the govt demands were first made many years ago?</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS4451
Person ID	1264389
Full Name	Mr Chris Ward
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the size and rapid timescale of the proposed developments. Taken together, such a huge increase in housing would change the whole character of Tring. It would be better to spread more housing around nearby towns, such as Pitstone and Aston Clinton rather than focusing such a large concentrated development on Tring.</p> <p>In particular I am opposed to TR03 East of Tring. This is a major urban development of 1400 dwellings that would destroy fertile agricultural land and create a whole range of traffic and access problems. Station Road, Bulbourne Road and Grove Road would not be able to cope with the huge increase of traffic from this development. and the vast majority of this traffic will have to head towards Tring as Bulbourne Road has a single Lane bridge with traffic lights and Station Road heading away from Tring ends up in Aldbury or possibly Pitstone, all on small roads. The development site is bounded by the Canal and there is little or no possibility of increasing road provision. The special quality of Marshcroft Lane - widely used as a delightful access path for walkers and cyclist to the canal, The Ridgeway and Ashridge, would be destroyed.</p> <p>There is growing evidence that air pollution is a major contributor to a wide range of illnesses and a new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>Station Road will suffer a massive increase of air pollution from 1400 + new households.</p> <p>With the pandemic and the mass extinction of wildlife currently going on, these open fresh air countryside spaces, wildlife habitats and footpaths are of valuable importance. With people dying of poor air quality in this country, these places are more valuable and have to be seen as more valuable than housing. Is it not possible to use brownfield sites (such as the Akeman business park, instead of greenfield sites and areas of outstanding natural beauty.</p> <p>Refurbish and extend the existing cycle path along Station Road so people can use this again, currently cyclists choose to use the road due to the poor surface of the cycle path. Additionally the Forge car park and car park at Marks and</p>

Spencers in Tring is already full at lunchtimes on many weekdays and weekends already, and this is prior to people moving into the hundreds of new homes currently being built on Ickneild Way, Tring.

With even the current added households and cars being added to Tring's roads, the Doctors Surgeries, congested roads (Ickneild Way; Junction of Station Road, Cow Lane, and Grove Road; Brook Street), town centre car parks, and Tring Station car parks will not cope with even more added households. And where do you propose to build more car parks in the centre of Tring to allow for the added people living here? Tring Station car park is regularly full leading to an overspill of parking on to nearby streets. This is bound to reoccur once the pandemic has subsided.

We need more car parks, Doctors surgeries, dentists, community centres on East side of town, cycle paths, more green spaces and childrens playgrounds, and footpaths, more farmland, more wildlife habitats, and bigger Station car park - currently - without building hundreds of new houses.

Tring is a farming and market town if you continue with TRO1 and TR03 there will be no farms left in Tring, and no countryside walks. Therefore Tring will have lost it's identity and uniqueness, and will just be another large dormitory town like Hemel Hempstead or a suburb of London.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS4456

Person ID 1264391

Full Name Mrs Caroline Hendry-Smith

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01.

I live at [address removed] regularly walk the footpath through the proposed site. At a time when it is seen to be important to protect our habitats and in fact re-wild urban spaces this act destroying of such a beautiful pocket of land is totally uncalled for. It provides an excellent habitat for many wild birds, mammals and insects and the farms are an important part of the town's identity. Cow Lane is already a busy route **with** many cars far exceeding the speed limit and it will only increase the traffic in that area as well as the rest of the town. There are regularly crashes at the junction with the old A41. Tring does not have the infrastructure to support such a large scale development.

It will totally change the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

I have lived in Tring since 1977 and it has a unique character which would be changed beyond all recognition should this development take place. I regularly shop at Dunsley Farm Shop and have known the Marks family, who run the farm, for a long time. This farm is an important part of Tring and we should not lose it. The farm land on the far side that is currently farmed by Stephanie Wilkins is also an important part of our landscape and natural habitat. The public right of way across the farmland is regularly used and has enormous benefit to many people. Only the other day I was walking through the footpath and could hear skylarks singing and a great flock of jackdaws was feeding on the fields. I often see Red Kites as well rabbits. There is an abundance of hedgerows with important plants for wildlife habitats. In the spring and summer it has a beautiful diversity of wild meadow flowers. Irreparable harm would be done to the unique character of the historic market town

- but it will also destroy the much needed wildlife habitats which are just as important for all of our wellbeing. These must be preserved for current and future generations. The farms create wildlife corridors between Tring Park and Pendley down to Aldbury and Ashridge, our local wildlife heritage is of critical importance.

This would bring a greater amount of traffic to the town and many of the roads are not suitable already. In my opinion a better use would be for dedicated recreational use to benefit the whole town by expanding the playing fields with proper parking and facilities. Adding woodland and wildlife habitats with dedicated footpaths.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4500
Person ID	1264407
Full Name	Christopher Stacey

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable Harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm – congestion, noise, air pollution, etc – for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free – this is a much appreciated aspect of the town – and this would be lost forever if Tr01 is developed.</p> <p>The public right of way cross the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives.</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS4544
Person ID	1261836
Full Name	Richard Sutton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4639
Person ID	1264483
Full Name	Peter and Miriam Yarrien
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	

Proposals and Sites Tring comment	MAP 47: A large portion of this plot is currently car park space, which pre-Covid was often well used, I cannot understand any design that will enable this space to accommodate a “medium or large supermarket, food & drink & leisure facilities” as listed on this Map, and still include “at least as many parking spaces” as currently exist. Consideration should be given in this area to providing a pedestrian accessible permanent site, close to the High Street for the weekly market that currently uses the High Street pavement areas by the entrance to Tring Memorial Gardens and those next to the Bus stop on the opposite side of the High Street. This weekly open market used to be held on a part of the Forge car park, but this was stopped when DBC contracted car park management to a third party.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4661
Person ID	1264488
Full Name	JOHN COX
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p>

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm – congestion, noise, air pollution, etc – for all of Tring’s residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free – this is a much appreciated aspect of the town – and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers (including many dog walkers), joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Your proposals will irrevocably destroy the character of this historic Market town. Development earlier in the 20th century has substantially altered the town sufficiently the increase in housing proposed will in effect cause Tring to become a New Town which is poorly sited given the extra development in Berkhamstead and Hemel as well. The centre of Tring does not need any more retail outlets. Further more there is an absence of green space proposed.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4666
Person ID	1260080

Full Name	Anne Mills
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>You will be aware that we have been asked to put in writing to you any objections to the Dacorum Local Plan for Tring and the proposed 3000 houses on green belt.</p> <p>I strongly object to this plan. Those who have drawn up this plan clearly do not live in this small market town and do not understand the already stretched recourses trying to cope with the current population.</p> <p>Local roads will not cope with the increase in traffic – most households have 2 cars – this means a further 6,000 vehicles using local roads.</p> <p>Doctors, schools, shops are already oversubscribed.</p> <p>Moreover we are so concerned that our little market town will be ruined, loose its precious character and become just another dormitory town with no new vernacular buildings.</p> <p>If you could be aware of my objection, I would be very grateful.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4667

Person ID	1264489
Full Name	Kenneth Parslow
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>I believe that this development will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>The character of this market town would be lost forever - it must be preserved for current and future generations.</p> <p>Tring is relatively traffic free at the moment - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed. This proposal would severely increase the amount of traffic on the roads of Tring.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers and their families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable <i>local</i> alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>The current amenities of Tring are not adequate to cope with a massive influx of residents. It would have disastrous consequences.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4684

Person ID	1145431
Full Name	mr David van Rhee
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS4691

Person ID 1145431

Full Name mr David van Rhee

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes
 * No

Proposals and Sites Tring
comment

Yes / No
 * Yes
 * No

No

Proposal & Sites Tring
Other Sites comment

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files	
Title	Tring
ID	EGS4714
Person ID	1264501
Full Name	Kerry Nickell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4769
Person ID	1264508
Full Name	Andy Walters
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>In the Dacorum plans Tring has a disproportionate allocation for increased housing, increasing the number of houses by ~50%. This will inevitably and irreversibly change the nature of Tring as a Chilterns market town.</p> <p>Has adequate consideration been given to the infrastructure support for the increased growth: water supply and sewerage? Has adequate consideration been given to the increased growth in population: doctors? schools? Both are already at capacity. If you change the catchment areas, where will those from "the villages" go to school? Just make it someone else's problem?</p> <p>Destruction of the greenbelt is irreversible, so any plans should minimise this, with any expansion bounded by London Road, Cow Lane and Grove Road.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS4777
Person ID	1264477
Full Name	Vivianne Child
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I support the views of Tring in Transition and am particularly concerned about Marshcroft Lane. This is a wildlife corridor - how will people cross from one side to the other without destroying the hedgerows and wildlife. I support the views of Tring Market Auctions about TR06
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4790
Person ID	1264517
Full Name	James Webster
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

* Yes * No	
Proposals and Sites Tring comment	<p>We object to plans to build on the land bordered by Station Road, Bulbourne Road and Grove Road and the canal to the west of Tring. The size of this proposed development is excessive for a town of this size. It would completely change the character and nature of a small historic market town. The infrastructure cannot support it. The development is not particularly close to the town centre so residents would be making car journeys which is a problem for two reasons. Firstly the roads here are inadequate and cannot cope with extra traffic, and secondly this would mean higher emissions - something that goes against the local plan's objectives. There are not enough doctors and the train service and car park at the station are already at full capacity. The town itself cannot cope with or support so many extra residents.</p> <p>This area of land often floods and is unsuitable for housing. It borders an Area of Outstanding Natural Beauty and building here would damage the environment. The biodiversity of the area would be adversely affected. If trees and hedgerows are removed this will have an impact on levels of CO2 in the area. Building, particularly the manufacture of concrete, produces greenhouse gasses which we need to reduce to stop climate change.</p> <p>The hamlet of Tring Station, adjacent to the proposed development, would no longer be rural and would be consumed by suburban sprawl - its whole nature would be destroyed.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4839
Person ID	1264531
Full Name	PAUL KENT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4841
Person ID	1264531
Full Name	PAUL KENT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4871
Person ID	1264533
Full Name	MAURICE OKEEFFE

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4872
Person ID	1264533
Full Name	MAURICE OKEEFFE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS4891
Person ID	1150594
Full Name	Catherine and Mark Richardson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is our position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of</p>

the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; we consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS4892

Person ID 1150594

Full Name Catherine and Mark Richardson

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

No

**Proposals and Sites Tring
comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then other sites for development can be considered.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4908
Person ID	1264536
Full Name	Mr George Harvey
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of</p>

the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms

Yes / No
 * **Yes**
 * **No**

No

**Proposal & Sites Tring
 Other Sites comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files

Title

Tring

ID

EGS4909

Person ID

1264537

Full Name

KATHERINE COURTNEY

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Yes

**Proposals and Sites Tring
 comment**

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS4910

Person ID 1264537

Full Name KATHERINE COURTNEY

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4927
Person ID	1264540
Full Name	JOSEPH DAWSON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been

demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID	EGS4928
Person ID	1264540
Full Name	JOSEPH DAWSON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS4936
Person ID	1260771
Full Name	JAMIE BELL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	

Title	Tring
ID	EGS4951
Person ID	1264546
Full Name	Dr Calvin Veeroo
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

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Yes / No
* **Yes**
* **No**

No

**Proposal & Sites Tring
Other Sites comment**

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Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files

Title Tring

ID EGS4978

Person ID 1264548

Full Name Mrs Sasha Godfrey

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

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With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan. Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.
Included files	
Title	Tring
ID	EGS4994
Person ID	1264549
Full Name	Mrs Kate Carter
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	Yes

* No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring

ID	EGS5019
Person ID	1264538
Full Name	Robert Theaker
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Over-arching comments applicable to all proposed development areas in Tring:</p> <p>In summary the proposed level of development is in massive conflict with the current size of the town and its ability in several aspects to absorb growth. Thus the plan does not meet the tenets of the Vision and Objectives.</p> <p>Tring is a small market town, with a large amount of important surrounding farmland. The amount of development (a 55% increase in the number of houses) will completely change the feel, structure and desirability of the town, effectively making it just another over-crowded commuter town with no character. Much of the farmland (with increased importance in post Brexit Britain) will be lost in the proposed development. Tring has very few key roads, which at present remain just about "workable" (Brook Street is already on the cusp of tipping into gridlock). These developments will see increased traffic on Brook Street, Icknield Way, Station Road and the roads into Tring High Street, creating grid-lock, air pollution and safety issues. Also, traffic on the A41 will increase massively (in part because of the development in surrounding areas, which will cause further traffic issues (at rush hour it already can take 20 minutes to get off the A41 onto the M25)</p> <p>At present, a large part of Tring's raison d'etre is its proximity to London and the jobs therein. Pre-Covid we already had a situation where the station car park was full by 08:15hrs. The possibility of sustainable transport is shown to be delusional by the fact that we cannot even manage to fulfill the current clear need for a sensible bus service from Tring to Tring Station. Any thoughts that cycling or green transport will solve the problem of houses being over a mile from the town centre and station is clearly a flawed concept - the combination of the convenience of a car and the inability to deliver on public transport will result in unsupportable traffic volumes.</p> <p>Particular Comment regarding Development in the Fire Station/Market Car Park Area:</p> <p>This in particular is ill-considered. Car parking (already at a premium) will be lost and an area of huge congestion being created at a key junction of the town will effectively mean that the first thing one encounters on arriving in Tring is gridlock. If further housing/development is to be inflicted on Tring, this area should not be part of the proposals.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5077
Person ID	1264258
Full Name	Fintan FitzPatrick
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Included in comments on Berkhamsted Delivery Strategy
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS5143
Person ID	1264581
Full Name	Linda Wheeler
Organisation Details	Tring Local History Museum
Agent ID	1264562
Agent Full Name	Linda Wheeler
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	TR06
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	Dacorum Borough Local Plan 2020.docx TR06 2.docx
Title	Tring
ID	EGS5146
Person ID	1263960
Full Name	Mr Tim Amsden
Organisation Details	Chairman Tring & District Local History & Museum Society
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	TR01 is a working and productive farm and since 1919 has performed a useful function as a County farm. It should remain as such. Development here would be highly visible, from Pitstone hill rather than Ivinghoe Beacon, and especially from the Ridgeway at Wigginton, and would represent an urban intrusion into a rural scene. It should not take place. If it does, any S106 contribution towards highway budgets should be spent locally, not in Berkhamsted. The notion of 'translocating' the wildlife site is hilarious. Any new supermarket should be on TR02 or 03 should these go ahead; the idea of a 'small parade of shops' is laughable. TR02 and TR03 are altogether unacceptable as being in open countryside remote from the town and clearly visible from the AONB. TR04 should not be developed for housing; it is already consented for employment and that is a more appropriate use for it. TR06 is entirely misconceived. I support the objections of Tring Market Auctions and Tring & District Local History & Museum Society, and I shall submit my own separate document relating to this proposal site by email.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5193
Person ID	1264036
Full Name	Shelley Piggott
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	I am commenting on the East of Tring, The new mill and the Dunsley farm Tring Proposals and Sites. I strongly object to any development on green belt land. I also strongly object to the quantity of houses that are being built in Tring, it is completely disproportionate to the size of the town. I think it will change the nature of the town (for the worst), it will bring more traffic to our roads, more pollution, and will destroy the beautiful countryside which is so close to our lovely town. I am also very concerned about the wildlife habitats that this will destroy.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5238
Person ID	1264608
Full Name	Nicola Beadle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS5307
Person ID	1264532
Full Name	Robert Clarke
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5347
Person ID	1263896
Full Name	Ella Garner
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>The Development Strategy Plan disregards the Government-commissioned Glover Report’s recommendation that the Chilterns AONB should become a National Park. It also contradicts not only the National Policy regarding protection of the Green Belt, but the Strategy’s own stated policies, the Chilterns Conservation Board’s 2019-24 Management Policy, and its 2011/revised 2014 Position Statement, Development Affecting the Setting of the Chilterns AONB.</p> <p>Paragraph 133 of the National Planning Policy Framework (2019) states that: “the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.”</p> <p>Paragraph 134 (c)states that amongst the five purposes of Green Belt: “To assist in safeguarding the countryside from encroachment”.</p> <p>The Dacorum Topic Paper ‘Green Belt and Rural Areas’ para 2.9 admits that what constitutes ‘exceptional circumstances’ which may allow amendment to Green Belt, is a judgement left to the Local Planning Authority. In order to determine these grounds for Green Belt infringement, DBC and other local authorities commissioned the Green Belt Assessment (Nov 2013), which found that all relevant strategic parcels in the Green Belt performed, at least partly, a key role in the terms of Green Belt function both locally and nationally, ie in checking sprawl, preventing merging, safeguarding the countryside, preserving setting and maintaining the local settlement pattern. The only area in Tring which was found to offer least contribution to those stated objectives was the parcel of land to the west of the town, area DS-1/GB03, and this is currently in the process of being developed with housing. The subsequent Green Belt Review (August 2020) Stage 3 Assessment provides no compelling evidence to re-assess that earlier conclusion, and I do not believe that sufficient grounds exist to give the necessary permission for the proposed destruction of Green Belt and AONB land in the Tring area under the Plan.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5368
Person ID	1262731
Full Name	Julie Battersby
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>The consultation has been too short to enable me to give due consideration to the development proposals for Tring or a full response. I am opposed to the extent of the development around Tring and feel more of the Green Belt land should be preserved as the exceptional circumstances based on need argument is unsound. In particular I am opposed to development of the Grade 2 listed farmland to the North and East in TR02 and TR03 which I believe is needed to maintain national resilience in times of conflict or national disaster and to help feed our nation, reducing import of goods from abroad and transport emissions of carbon dioxide and pollutants. This preservation will also support the climate change agenda.</p> <p>The additional footfall from all this housing development will be excessive and detrimental to the the view and wildlife habitat in Tring Park and the Chiltern Beechwood SAC .</p> <p>I have no objection to Tr01 Dunsley Farm being expanded as a site for homes and employment if carried out sympathetically to the overall setting and dwelling height was restricted to three storeys or below and the rural hedgerows and their associated verged, ditches and banks were retained with Hedge Retention Orders including a 10m adjacent buffer zone. The roundabout end of the site would make an excellent area for an artisanal craft retail/workshop park.</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	There is too much development proposed as it is.
Included files	Tring Evidence - Grade 2 Agricultural Land Around Tring.docx
Title	Tring
ID	EGS5401
Person ID	1263101
Full Name	Richard Hall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR01 + TR03 - Inappropriate use of Greenbelt. Must not be allowed.</p> <p>TR03 - Significant impact to canal users seeking nature.</p>

Yes / No * Yes * No	
Proposal & Sites Tring	
Other Sites comment	
Included files	
Title	Tring
ID	EGS5438
Person ID	1264644
Full Name	Laura Whateley
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I think it's disgusting that an area of green belt, a loved area Grove fields, and beautiful countryside can be ripped up for housing! The Chiltern area and around Tring specifically is home to an incredibly diverse range of species and it's incredible that more land is being destroyed. One example of this, that we've seen first hand, is that we always had owls in our garden until the estate on ickniwld way was built. We now no longer hear them.</p> <p>the number of houses you are proposing is ridiculous. This community does not have the infrastructure (even with the proposals you put forward). The location of the site will also encourage more car use. - it's too far to walk into town from here. The location of the site on ickniwld way is so far from town, to get anywhere people will have to drive. It's also out of catchment for any primary school so ALL those kids will be driven to school. I have no faith that green corridors will be preserved and am seriously concerned for the wildlife we used to see in that area.</p> <p>please,</p> <p>please reconsider the number of houses you are proposing and protect the character of our market town, the green belt and reduce the pollution, not increase it!</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5485
Person ID	1264628
Full Name	sophie boden
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Stop destroying greenbelt land.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5513
Person ID	1264647
Full Name	Richard Burnell

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The Scale of development proposed exceeds the social infrastructure and amenities. The demand re-investigation given the societal shift and the potential to repurpose disused commercial realestate. It is also inappropriate to develop greenfield sites during a climate emergency.
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5543
Person ID	1264048
Full Name	Alison Fraser
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5572
Person ID	1264491
Full Name	Paul Wade
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5612
Person ID	1264677
Full Name	Richard Geary
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR02 New Mill</p> <p>Hi, As I am sure you are all aware there is a public consultation happening right now about the proposed expansion of Tring in the Dacorum Local Plan.</p> <p>I have just submitted the following , which I thought might be useful to share on this group.</p> <p>The Council will treat “no comment” as everyone is happy. So please make your views known to them. Deadline is Feb 28th.</p> <p>https://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/new-single-local-plan</p> <p>I strongly object to the Dacorum Local Plan which proposes 16,600 new homes to be built primarily on 850 hectares of green belt around Tring, Berkhamsted and Hemel Hempstead in the next 18 years. This growth in household numbers is a 25% increase over the current housing stock. which would irrevocably change the character of our towns and villages and destroy valuable green belt habitat and amenity. Dacorum Borough have chosen to accept these Central Government imposed growth figures that are not substantiated by evidence and are based upon outdated ONS projections and an arbitrary and simplistic algorithm.</p> <p>I support the need for a local plan and accept the need to build a reasonable number of new sustainable and affordable properties in the Borough. The latest ONS data available projects 6051 new homes in Dacorum by 2038 – 64% FEWER than this plan projects.</p> <p>In this plan, thousands of new homes are simply bolted onto the perimeters of our existing towns over green belt land with inadequate thought to the pressures on water supplies, traffic needs, medical facilities, education, recreation, recycling centres and employment needs (to name but a few crucial infrastructure requirements). There is little sustainable about the construction nor preserving of our heritage about this plan.</p> <p>Rather than as an afterthought, sustainability should be at the absolute core of the proposed future developments in the Local Plan, as recommended by national planning guidance. This draft Local Plan fails to demonstrate a pathway to local zero carbon or enhancements to biodiversity. The plan is unambitious and does not commit to any level of sustainability in its sustainability targets. The proposed plan has clearly prioritised house building growth over considerations for the climate emergency. Several local authorities in England (e.g., Greater Cambridge, Reading and Liverpool City) have developed integrated local plans that take account of climate change, biodiversity, well-being and social inclusion. Beyond some fine words, there is no evidence in the proposed Local Plan of a viable action plan to deliver such an approach.</p> <p>We must ensure the Local Plan commits to all new homes to be certified zero carbon and sustainable in order to address the climate emergency.</p> <p>I call for:</p> <ul style="list-style-type: none"> • The number of new houses proposed in the plan to be substantially reduced.

- Dacorum to implement a local plan that includes firm and ambitious sustainable commitments. I believe all new buildings should be designed to meet the highest externally certified sustainability standards and to be at least net-zero carbon (including Scope 3 emissions). Examples include: Every property with a parking space to have an electric vehicle charger built into it. Every property to have a dual aspect to allow for natural ventilation. All new homes must incorporate solar PVs and other appropriate sustainable sources. No new building should be directly reliant on fossil fuels for heating (i.e. no gas boilers) and each home should collect rain water for toilets. The homes must have top class insulation. These standards should be mandatory for all developers in the Local Plan.
- Trees and woodland are very valuable to the environment and the community's physical and mental health. I welcome the commitment in the plan to retain existing trees but in order to compensate for any removal of green belt it is vital that we seek a commitment that new mixed woodland and re-wilding, with public access, be planted close to, and be integral to, each new major development area.
- An increase in habitat for wildlife must be incorporated into any green field development areas including wildlife corridors.
- Recreational corridors should be incorporated within new built-up areas to promote cycling and pedestrian access through the development and provide connectivity with the existing town and the countryside boundaries. These routes should not be limited to narrow, dark alleyways but should be several metres wide with natural vegetation to make travelling pleasantly airy and to support bio-diversity.
- The Local Plan should allocate land for new allotments for resident of new homes as well as laying out gardens to support 'Growing your own'(which is both sustainable and good for mental health)
- Public transport must be greatly improved both to connect these new homes to their town centres but also to reduce traffic congestion on the roads which cannot be widened. Well connected and maintained dedicated cycle routes throughout our towns must be implemented along with secure bike storage.

We are facing a climate emergency and addressing this must be at the absolute core of Dacorum's Local Plan. Currently it is not. We have the knowledge and technology to make good affordable zero carbon sustainable homes. The Local Plan must prioritise this.

Physical services should also be increased inline with the additional demand, doctors, post offices, banking, petrol stations, supermarkets, etc.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS5632

Person ID	1264682
Full Name	Claire Green
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>We should not be building on greenbelt land. It is there to protect the green spaces in built up areas so that local people can enjoy it, food can be grown locally, animals and plants can share our locality, views are preserved, air quality is enhanced, and population density is constrained.</p> <p>Greenbelt land by definition should only be built on in exceptional circumstances. The need to build more housing is based on outdated population projections which are being reviewed. (https://www.thetimes.co.uk/article/doubts-over-botched-population-data-used-to-justify-housebuilding-fln35w9c) It is estimated that 1.3 million foreign workers have left the UK during the COVID-19 pandemic (https://www.thetimes.co.uk/article/state-cash-is-no-substitute-for-wealth-creation-wbfdk8ckz) and immigration levels will be dramatically reduced due to the new points based immigration system. House-building targets will be adjusted accordingly in due course as this flows from population projections. All plans to build on greenbelt land should therefore be put on hold immediately. There are no exceptional circumstances to justify building on greenbelt land.</p> <p>We are currently facing a climate change emergency, alarming and law-breaking levels of air pollution and catastrophic biodiversity loss. It is therefore beholden on those in positions of power to protect the remaining green spaces we have. This is especially true in the Southeast of England, which is already overpopulated, over-polluted and has suffered from massive loss of biodiversity in the last few decades. Building on greenbelt land has to stop now. Once greenbelt land has been built on, we can never get it back. That's why we need to preserve it. It's no use talking up environmental concerns and pouring money into environmental schemes if we are destroying natural land and habitats at the same time.</p> <p>The government's levelling up agenda means that investment in housebuilding should be focussed on the North of England, rather than the already prosperous and over-populated Southeast of England. Hertfordshire should be focussing on supporting farmers, saving quality local farmland, reducing pollution, meeting our climate change responsibilities, halting biodiversity decline, and saving our ever-diminishing countryside for the benefit of our communities.</p> <p>Local councils exist to serve the local people, not impose top-down rules imposed by remote central government bodies. As a county, we should be standing up to rules that impose additional housing and arguing against them, not weakly</p>

accepting them. If we have to have more housing, it should under no circumstances be built on greenbelt land, but should be created from brownfield sites, repurposed office/retail space and other more inventive solutions.

The future of housing is not building on our precious greenbelt. It is through repurposing high streets into mixed residential, retail and entertainment spaces. It is through rethinking empty office space that will never go back to pre-pandemic levels. Our beautiful borough of Dacorum should be leading the way on this, showing how we can build homes that people want in thriving city and town centres, not by building over our wonderful countryside.

The development of proposed site Tr01 is of particular concern as it will destroy the beautiful landscape on the main entrance to the town of Tring, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID	EGS5672
Person ID	1259548
Full Name	John Piggott
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>These comments relate to all of the Tring sites TR01 -Tr06. The proposed developments are disproportionate to the existing scale of the town and will fundamentally and irreversibly change its character and environmental quality for the worse. The residential areas of Tring are already subjected to overcrowding by (amongst other things) vehicles parked on pavements or alongside narrow roads, making pedestrian and vehicular access difficult. This situation has been allowed to persist for so long that it has now become culturally acceptable in some areas. The new developments will add further congestion, without the benefit of any increases to safe, kerbside parking. This will make a bad situation worse. Traffic through the few main roads in the centre of Tring is routinely held up because the roads are not wide enough to accommodate the flow, especially during school-run hours. Deliveries into the Town centre shops and restaurants regularly block the roads and make for a very unsafe environment for pedestrians and cyclists. The proposed developments do not address these fundamental issues of safe transport infrastructure, whilst they clearly add to the problem by creating more cross town traffic and introducing many more vehicles to the already congested roads. The proposed housing densities will exacerbate this issue because they will lead to new residential roads being narrow, twisty and prone to pavement parking. Small house plots do not accommodate the typical vehicle/household ratios that can be seen throughout Tring and this will therefore lead to even worse congestion of pavements and roadways. Other infrastructure issues include electricity supplies, which in many parts of Tring still feature unstable overhead lines. The need to extend and reinforce the utilities will create severe disruption to the existing residents, whilst only the new residents will be beneficiaries. This is inequitable and will disproportionately affect poorer residents, since the new housing will be driven by more expensive dwelling types. The recent LD5 development is a clear example of this, because the affordable housing proportion was dropped. This is a clear indication of the weak enforcement of an equitable housing development policy in Tring and one which sets a poor precedent for the future. The Local Authority has no one to blame for that and residents would perhaps be naive to expect anything more robust with regard to the enforcement of affordable housing provision in these proposed developments. Local residents can often see the benefits of new housing, when their own children are in need of affordable homes as they start their own families. It has been clearly demonstrated in the example of LD5 that new homes are beyond the reach of such families and are in fact marketed to newcomers to Tring, at the expense</p>

of the existing residents. This will only encourage migration from wealthy areas, which will fundamentally change Tring from a market town to a dormitory of London.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS5757

Person ID 1264730

Full Name Gabriel Heaton

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring comment

I am opposed to the East of Tring development Tr03

This development would completely destroy the character of the small hamlet of Bulbourne, which would be subsumed into Tring. The proposal mentions that the identity of Bulbourne should be "respected" but no indication is given of what this might mean.

The local roads do not have the capacity to serve a large additional population. Bulbourne Road/Upper Icknield Way crosses two bridge east of Tring, both of which are single lane. This development would cause considerable congestion resulting in pollution, environmental damage, and the forcing of cyclists and other road users off the road.

The development would abut the AONB and place additional strain on the Tring Reservoirs, where heavy use already compromises its status as a nature reserve (litter, incursion onto protected habitats, etc).

The development would impact on views west from much-valued beauty spots such as Aldbury Nowers and Pitstone Hill.

This large development would irreparably alter the distinctive character of the small market town of Tring and the massive increase in population would place great pressure on local amenities.

The proposal gives only the only vague and unconvincing platitudes on provision for cyclists.

The destruction of 120ha of Green Belt is a shameful act of vandalism. The Chilterns is an area of great natural beauty that is easily accessible to millions and is deeply loved. It is a unique local asset and should be protected, not simply seen as a source for profit for developers.

It is grotesque to declare a climate emergency and then continue to encourage developments on greenfield sites.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS5758

Person ID 1264720

Full Name Harriet Knight

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

The housing plans for Eastern Tring are completely disproportionate and will have an irreversible negative effect both on the town of Tring, and on wildlife and the environment.

A one step 55% increase of housing, focused on one particular area is self evidently not sustainable. It will result in the loss of essential Green Belt and the wildlife habitat that preserves, as well as the farm land essential to the character of Tring. A 55% increase in traffic is not supportable, either in terms of London commuting, or local roads. Bulbourne Road is already a source of frequent delays at rush hour, and because of the narrow crossings of canal and railway it simply cannot be widened. Neither it nor Station Road provides a viable access point for the new volume of traffic.

This proposal will be hugely damaging to the life experience of existing residents and visitors as well as adding to environmental damage at a time when the preservation of the natural world is at the forefront of local, national and international strategy. The stretch of the Grand Union Canal which the site borders is currently one of the quietest parts of the route, and therefore a most valuable environment. It provides a haven for kingfishers, fungi, deer as well as water and woodland birds, and an invaluable amenity for boaters, runners and local families, as well as commuters heading for the London trains. The proposed 'biodiversity corridor' will be just as mealy mouthed as the word shows- wildlife which currently has a coherent extensive habitat will be funnelled into a managed area with far higher density of human use and will inevitably suffer. Similarly the 'green corridor' linking this site with New Mill will be no substitute for the current farmland which links these areas.

The loss of a thriving local business at Dunsley Farm, and the associated farmland is also appalling, especially given the need, post brexit and in the light of covid, to shorten supply chains and keep businesses local. During lockdown the farm shop at Dunsley has thrived, showing the demand and social importance of local businesses.

The redesignation of Green Belt feels dishonourable and is clearly against the spirit of the green belt policy. If land can be grabbed once, more can be grabbed in the future, and there is therefore no value in the designation. The current plans will place huge demands on the natural environment, pushing wildlife out and placing unmeetable demands on resources like water. At a time when the dire consequences of our failure sufficiently to recognise the value of the natural world are placing the entire future of humanity in peril, destroying the local environment in this way is unbelievably short sighted and indefensible. The extensive list of legally protected, nationally recognised invaluable resources: the Chilterns AONB, the Ridgeway National Trail, Ivinghoe Beacon and associated downland and chalk grassland are currently contiguous with the farmland, and will be impoverished as a result of this development.

There is clearly a need for new housing, but this should be blended into existing communities, rather than baldly placed at the edge of an existing, functional but not over-resourced town, where local services have no opportunity to grow up organically in response to a gradually growing population. These plans need to be scaled down to reflect the revised national targets and the needs of existing population and the natural world.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5787
Person ID	1144878
Full Name	Mr Peter Moore

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	There is no commentary within the plan about the potential impact of the Tring East development upon the neighbouring areas of Outstanding Natural Beauty and Special Scientific Interest. Whilst the development restraining ability of the railway and Grand Union canal are touched upon, the longer term impact of the development upon Dacorum's espoused commitment to sustaining the environment and preserving natural habitats is not clearly articulated. Such clarity should be provided and made publicly available.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5846
Person ID	488120
Full Name	Mrs J Toon
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I object to the proposals Tr01-05 on the basis that the housing allocation numbers set by Central Government are wrong. They have been produced using projections from 2014, which has resulted in a higher number of houses proposed for

Dacorum than previous calculations with more recent projections. Therefore these numbers do not accurately reflect future housing needs and need to be revised.

Tring is only a small market town of some 12,000 people. Adding over 2,200 more houses would adversely impact on the character of the town.

Currently, Tring is classed as an area of outstanding natural beauty and is surrounded by lots of green spaces. The developments would take these away and therefore contradict the Plan objectives of protecting the environment and ensuring an attractive historic built development.

The developments also contravene the Plan objective of Supporting community health, wellbeing and cohesion, as this number of extra people and traffic would change their town and would therefore have a detrimental effect on the inhabitants of Tring. It would also have a negative effect on the population of neighbouring Northchurch and Berkhamsted, as we would see a further increase from traffic, as more people from Tring come to use the shopping and other facilities of Berkhamsted, including the Waitrose. This would increase traffic and already-too-high air pollution levels on Northchurch High Street and would therefore also go against the objective of Mitigating and adapting to climate change.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS5855

Person ID

1264762

Full Name

Daniel Nash

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I am concerned by all of these proposals. Taken together along with the existing large development on Icknield Way these developments will forever change the nature of Tring as a historic market town and severely impact on local green

belt land, on the levels of traffic in the area and on the availability of public services and recreational space and "green" areas in the vicinity.

Specific concerns as follows:

Tr01: These are beautiful fields and green space, enjoyed by many walkers, runners and wildlife. There is already a supermarket near this site (Tesco's). During rush hour there is currently significant (pre-pandemic) congestion on the roads at either end of this site (London Road and Cow Lane) as traffic looks to join the A41 and adding further traffic at this end of Tring will add to congestion and continue to impact the safety of these roads and entrances. Adding houses here will also further blight the view of the countryside from Tring Park and other local areas looking back across Tring. We are already seeing the impact of this due to the new development on Icknield Way as we look toward Tring from Dancers End.

Tr02: Additional housing in this area is very likely to contribute to additional traffic on Wingrave Road and Brook Street. These roads already represent a bottleneck with traffic increasingly backed up and are a hazard for school children and parents with buggies or children who need to pass this way (either to cross or to progress along the narrow and impacted pavements).

Tr03: This is the largest of the developments and will contribute most to the impact on Tring as a whole in terms of the nature of the town, the availability of services, the level of traffic, and the local green space. This would also have significant impacts on views from the Ridgeway and from Ivinghoe Beacon (AONB).

Tr06: This would impact on several historical buildings/areas that make up Tring's history. There are existing supermarkets in Tring (Co-Op, Tesco, M&S, etc) and a number of shops and areas that are currently vacant and should be used first. The forge car park is often very full (outside of the pandemic) and further restricting parking space in Tring centre will likely lead to additional parking in side roads and areas.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS5908

Person ID 224191

Full Name mr david gardiner

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr01- I do support the development of Dunsley Farm site on the basis that we do require social investment in Tring. Ignoring the Tf06 Highstreet/Brook Street supermarket development which is never going to happen, this site is the nearest to the Town Centre and is also nearest to the A41 junction which will reduce vehicle impact. However the mix isn't right. Swap the new 20,000 sq ft industrial space into the housing site Tr04. 40% affordable housing allocation is to be welcomed. We do not need more £500k 2 bed houses like Roman Fields.</p> <p>Tr01 proposal includes for a new primary school (3ha). It should also include the additional secondary school Tring needs. Tr03 allows 13ha for the new secondary school., Why so big? It includes provision for sports fields bu 13ha is larger than the existing secondary school. Benefit of putting school here is that it is adjacent to the existing playing fields covenanted on long term basis by Pendley.</p> <p>TR01- There is potential for an additional supermarket space. The existing Tesco used to have the highest trading intensity for that size store in the country (not sure on current status). I believe options are either larger Tescos (with land swap to housing on their current site) or new Aldi who have listed Tring as a target location.</p> <p>Why is Tr01 paying for highways junction improvements in Berkhamsted. We should be looking for better cycle links with the Town Centre & Tring Station (mentioned) and improvement to the Cow Lane/Station Road & Cow Lane/London Road junctions which will be needed.</p> <p>Tr02 - 400 new homes situated on the edge of town on similar basis to Roman Fields other end of town and already under development. Mentions provision for older people. Why place old people homes as far from the town centre and any shops as you can get? Development is linked to Tr03.</p> <p>Tr02 - Secondary access into Grove Road is taking additional traffic towards Grove School which should be discouraged. Grove Road is already used as a back double vehicular route to Tring Station. Do we want to increase vehicular traffic along this road? I don't think that is right.</p> <p>Tr03 - Where do I start.?This infills all the land between Station Road, Bulbourne Road, Grand Union Canal and Grove Road. This is all greenbelt land and at the Station abuts the AONB protecting the Ridgeway Footpath. I have read many comments that we do not need another 1400 homes and there is no Government directive to find that level of new housing. If this additional housing is only to enable the investment in social instructure i.e. new secondary shool and sports hub then that logic is flawed. If approved it will change Tring forever. It includes a new link road but that will only overload the existing junctions at Cow Lane/Station Road/Grove Road, Cow Lane/London Road, Station Road/London Road and along Station Road through Tring Station and Northfield Road. It will also overload the station car park facilities which pre COVID would be full by 9.00 every morning. THIS PROPOSAL NEEDS TO BE STOPPED. The new secondary school could be located in Tr01 with some re-sizing & re-ordering.</p>

Tr04 is better suited as an industrial site as it is immediately adjacent to the existing industrial estate. If housing numbers are still required, put them in Tr01 as a swap with the industry allocation there. There is also no mention in the Plan of the larger industrial sites already available nearby at Pitstone and Aston Clinton. We do need to encourage small scale local business, which can still be in Tr01, but there are already sites for larger businesses nearby in Bucks.

Tr05 - No comment

Tr06 - Mixed Use Supermarket development as described will never happen. It's an old Sainsburys and Dacorum joint scheme from 2000 which was abandoned when Tesco arrived.

Yes / No
* **Yes**
* **No**

Yes

**Proposal & Sites Tring
Other Sites comment**

Earlier versions of the plan identified the Postal Sorting Office as a residential site. When forecasting development until 2038, should that not remain the case?

Included files

Title Tring

ID EGS5918

Person ID 1264752

Full Name Chris Brown

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment** Like Berkhamsted, a huge over development.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files	
Title	Tring
ID	EGS5922
Person ID	1264783
Full Name	Deborah Vidler
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr06 – High Street / Brook Street Proposals for this area are outdated, unambitious and unimaginative. A supermarket at this location is completely out of keeping with the character of Tring and would contribute to already high traffic levels on Brook Street. Instead you should be looking to retain and enhance the market square area for food / market/ entertainment purposes, it already hosts an ever expanding farmers market and in pre-covid times a popular street food market. I also disagree with the relocation of the museum.</p> <p>Tr03 - East of Tring The scale of proposed development here is horrifying! It appears as merely an attempt to bolt on as many houses as possible onto Tring with the only limit being the canal! I accept the need for increased housing, particularly affordable housing, but this proposal is at a scale which will completely change Tring and result in the loss of irreplaceable greenspace and the associated biodiversity. I strongly oppose any development which encroaches on or bisects Marshcroft Lane, which is an ancient wildlife corridor of significant biodiversity, heritage and recreations value.</p> <p>If development were to take place here it would seem sensible to include a required supermarket in this location rather than alter the character of Tring Town Centre with the outdated idea of a town centre supermarket.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS5948
Person ID	1262737
Full Name	Andrew Cassels
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5955
Person ID	1160708
Full Name	Valerie Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment

I am vehemently opposed to the development on Tr01 – The Dunsley and Cow Lane Farms.

It is incomprehensible why this site is persistently identified for development when its eminent unsuitability has been raised by very many Tring residents over many years.

Who would not think that building on these farms:

- Destroys the very attractive eastern entrance to the Town, surrounded by the Chilterns AONB?
- Would do far more damage than that already being inflicted on the western {Icknield Way} approach to the Town?
- Would be highly visible and damaging to the landscape and views from the A41, A4251, London Road and Ridgeway Path?
- Represents serious encroachment and sprawl eastwards towards Northchurch/Berkhamsted, significantly weakening the strategic gap?
- Violates the Green Belt conditions?

Regarding the proposed TR01 development:

- Why is Tring earmarked for a grossly disproportionate number of houses within Dacorum? It is not because the Town has acres of suitable land or the capacity to cope with massive expansion.
- What is the justification for more commercial units when demand continues to sink for such premises – with greater working from home, more leisure time etc. - trends that are predicted to continue?
- Why would new industrial and commercial units be built in close proximity to the Town, with its inherent impact on traffic, pollution, etc?
- Is there really a need for a new supermarket, additional primary school, new fire station etc? It is as though the Council is searching for ideas to fill the site.

The local road system surrounding Tr01 has changed little in centuries - when Tring was just a hamlet in today's terms. The roads are wholly inadequate and incapable of handling the additional traffic that would be generated by this proposal:

- How can a new access road onto Cow Lane be proposed? It is already unsuitable and unsafe – it's very narrow, has a hazardous bend and dangerous junctions at both ends?
- Two new access roads on the London Road would make the stretch of road from Cow Lane (at the A4251) to the Town {via the Twist roundabout, Tesco's and Station Road} a nightmare. This is already the busiest stretch of road in the Town and the resultant congestion, pollution, etc. would be intolerable.
- The access roads proposed are one to the east and two to the south of the site – all traffic will be channelled via these routes even where the ultimate journey intentions are northerly or westerly {e.g. to Tring School}. The limited vehicle access options on the site are a major negative of Tr01.
- No details have been provided within the Tr01 section of the way in which the local roads would be able to cope with the increased volumes – unbelievably some details of Berkhamsted [not Tring] local roads are shown for Tr01. This is a serious error by those responsible for issuing and approving the report.
- Residents, businesses and visitors do not want to live, work and visit vehicle-clogged neighbourhoods.

The AECOM Report “*Berkhamsted and Tring Sustainable Transport Study - November 2020*” for Dacorum Borough Council for its Local Plan Consultation states that only minor enhancements are required at the junctions at both ends of Cow Lane. In fact, very major changes would be needed to make them safe.

There are also important issues surrounding pedestrian and cycling routes:

- No details are given within Tr01 of how additional pedestrian and cyclist routes will be provided – it is assumed that these will be steered through the same insufficient vehicle routes.
- New or enhanced pedestrian/cyclist routes along Cow Lane and the London Road will only make those routes even more unsatisfactory for vehicles and will lack appeal for non-motorists.

The Public Right of Way [PRoW] across Cow Lane Farm, if built upon, will completely lose its community welfare value:

- The path is used extensively by a wide range of dog walkers, walkers, joggers, families, etc. for recreational value. It is an easy, safe, quiet and readily accessible route to attractive meadows, hedgerows and views - providing beneficial physical, mental and emotional welfare.
- The pathway is currently exclusively used for recreational usage, but it would transform into a main thoroughfare if Tr01 were to be built upon.
- There are no suitable alternative countryside walks in the vicinity.

The AECOM Report “*Berkhamsted and Tring Sustainable Transport Study - November 2020*” for Dacorum Borough Council for its Local Plan Consultation makes no mention of the PRoW across Cow Lane Farm – despite covering pedestrian and cycling routes in detail. This report states that:

- The roadside path alongside Cow Lane could be widened to accommodate both pedestrians and cyclists. Whilst this might be possible in the southern section, it is difficult to see how this could be accomplished in the residential northern section without a major road widening scheme.
- The path on the southern side of the B4635 [London Road] up to Tesco’s would be turned into a shared use facility. The width of the path in this location makes that proposition totally unsuitable and unsafe for both pedestrians and cyclists.

As is often the case, the solutions that are suggested to solve important issues are impractical and far too simplistic.

The Farms have a particular value to the character and qualities of the Town:

- The meadows form an historical farmland landscape that has changed little for many centuries.
- Tr01 contains a grassland Local Wildlife site that must be preserved.
- The site is part of a wider area of highly important ecological sites and natural habitats – this biodiversity cannot be put at risk.

There are very many attributes of the Dunsley and Cow Lane Farm sites that represent the unique ingredients that make Tring so special. Tring undoubtedly has one of the most attractive scenic settings of any town in the County. The character of our historic market town would be irreversibly damaged if this site were to be built upon.

Our ancestors centuries ago had great vision in planning the building of town centres, roads, parks, railways, canals, reservoirs, sewers and the like. That ancient infrastructure existing in Tring is now expected to support more and more people, cars, buildings and so forth.

How has Tring been improved by the planners in recent years? Many vague promises are made for a better life in the latest Borough's Local Plan – but based upon our experience over many years, what confidence can we have that the quality of our lives will improve?

Does anybody really believe that living in Tring will be improved by building many more homes and adding commercial/industrial units close to the Town?

We all are aware that:

- Local roads have not been upgraded to any extent in living memory
- The High Street road is too narrow
- High Street pavements are too narrow – it has been impossible to socially distance over the past year
- Potholes in roads remain unfilled for far too long
- Road Gutters, Pavements, Cycle Paths, Footpaths, Hedgerows, Trees, Drains, Ditches and the like are not maintained and neglected; surface water is everywhere {e.g. the A41 slip road has flooded regularly over many years}
- Car parking in Town is becoming over-stretched and difficult
- Plans for more sports fields for Tring School have been mothballed, it seems
- The already inconvenient recycling centre in Berkhamsted because of its location is closed on Thursdays and Fridays {the Tring site was closed, and not replaced}
- Tring Station parking expansion was long overdue – and will quickly become inadequate again

What are the prospects of these and other services improving when the Town increases in size by 55% - when they are so deficient now?

I would submit that the time has come for some town planning vision to be shown. The public owned land comprising the two Farms should be utilised for the benefit of the public. It is a choice between (1) the sale of the land by Herts County Council to add a small increment to its short-term spending budgets or (2) use the publicly owned site to provide a huge benefit for current and future generations of the Town and surrounding areas in perpetuity.

The latter could be achieved by transforming the Farms into a Country Park. The site eminently fits the criteria:

- The purpose of a country park is to provide a place that has a natural, rural atmosphere for visitors who do not necessarily want to go out into the wider countryside.
- Visitors can enjoy a public open space with an informal atmosphere, as opposed to a formal town park. For this reason country parks are usually found close to or on the edge of built-up areas
- Dunsley Farm has been an integral part of the Town for many centuries – it is marked on historical maps going back in time and is therefore an ideal location to recognise the Market Town's heritage.

There are around 250 recognised country parks in England and Wales attracting some 57 million visitors a year.

[Please see attached Country Park Image]

The Tr01 site is a very suitable size for use as a Country Park and has an excellent physical connection to the town. Its landscape is ideal as it provides beautiful views, being surrounded by the Chilterns Area of Natural Beauty.

The Dunsley/Cow Lane site could potentially incorporate, amongst others, the following:

- Paths and trails for walking, hiking, jogging, nature walks, etc.
- Cycle paths
- Horse Riding trails + stables
- Children's play areas + Paddling pool + Adventure activities + Skate park + BMX park
- Picnic and Barbecue areas
- Seating
- Wooded area(s)
- All-weather pitches for football, basketball, hockey, etc.
- A Café + Visitor Centre + Car Park + Toilets
- The Tring Museum
- The historic Dunsley Farm building– built 1881 -and outbuildings
- Sculpture and Art
- Facilities for less able visitors
- Sites for Outdoor Events – Music, Fairs, Exhibitions, Shows, etc.
- Protection for Wildlife, Natural Habitats and Biodiversity
- Long-term parking for Tring Town – similar to that provided by Gadebridge Park for Hemel Hempstead

Although Tring is surrounded by ample countryside it is acknowledged that there is a shortage of convenient access points to this countryside. Ironically, one such entrance is the Public Right of Way across Cow Lane Farm – planned for ruination under the Tr01 proposal.

To emphasise this lack of countryside amenities – in the rural town of Tring there are no bridleways.

Country parks are areas for people to visit and enjoy recreation in a natural and countryside environment – Dunsley and Cow Lane Farms could not be better suited for this use of public land.

I urge the HCC and DBC to give this proposal serious consideration.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files	Country Park Image.jpg
Title	Tring
ID	EGS5973
Person ID	1151388
Full Name	Mrs Aileen MCVEY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS5974
Person ID	1151388
Full Name	Mrs Aileen MCVEY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	

Title	Tring
ID	EGS6002
Person ID	1264809
Full Name	Sue Selfe
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of</p>

the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS6005

Person ID 1264809

Full Name Sue Selfe

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring
comment

Yes / No No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development

Included files

Title Tring

ID EGS6008

Person ID 1263570

Full Name Susan Andrews

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes

* No

Proposals and Sites Tring comment Having been born in Tring and a resident For more than 70 years I have a vested interest in the Town's development Having considered the plan as shown on the Dacorum Local PIN 2020 to 2038 I would, in the main, accept the majority of the planned development as I appreciate Tring must lend its part in providing houses for the expanding population However I do not believe it would be in the interest of the Town to develop right up to the GU canal Development of such a size would severely and adversely effect the green belt area by the canal.

Yes / No

* Yes

* No

Proposal & Sites Tring Other Sites comment

Included files

Title Tring

ID EGS6010

Person ID 1263570

Full Name	Susan Andrews
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Indeed I must ask why the triangle of land at the junction roundabouts at Tring Hill adjoining Icknield way is zoned as landscaping and not reviewed as further development There are two fields in this area. One with 4 or 5 horses in grazing - acceptable as it is also part zoned as cemetery extension</p> <p>However I would draw your attention to the field adjoining the Cala LA5 development which is completely covered with heaps of topsoil from the house build with an area for all construction workers and site cabins. There is no way this field can be considered as SSI or AONB land. It resembles giant joined up mole hills and not at all attractive Therefore I consider this field should be considered and zoned as an extension to building on LA5 land.</p> <p>To allocate this area to more houses would reallocate about 50 or so houses from the proposed Tring Station road site. Such a development next to LA 5 site would release the need to build so many new houses towards Tring Station</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6045
Person ID	1264837
Full Name	ANN BUCKLEY
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6053
Person ID	1264843
Full Name	CAROLINE LLOYD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>We wish to make you aware of several strong concerns and objections that we have regarding the development of proposed site Tr01.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>We believe all levels of Government are committed to protecting and enhancing the quality of the natural and historic environment, in both rural and urban areas. Planning policies should seek to protect and enhance the quality, character and amenity value of the countryside and urban areas as a whole. A high level of protection should be given to most valued townscapes and landscapes, wildlife habitats and natural resources.</p> <p>LPA's should encourage development that creates places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character.</p>

The proposed development, by reason of its scale and bulk, is not sympathetic and would be out of keeping with the character of this historic market town. It would have an adverse effect on the visual amenity of the area as a whole.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Section 15 – 170 of the NPFF – Conserving and enhancing the natural environment.

Section 15 - 174 of the NPFF - Protecting and enhancing biodiversity.

I strongly oppose the proposed development and believe it will have an adverse affect on Tring Town and the amenities it currently offers its residents and visitors. Whilst I accept there needs to be future development and growth in the town I do not believe the proposed development supports affordable housing for those people who have grown up and wish to stay and work in the local area.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6058
Person ID	1264846
Full Name	ROSEMARY ASHFIELD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The next proposed development in Brook Street involves the demolition of the fire-station, auction rooms, lower part of the market car park and “re-location” to a site, as yet unspecified, of the Tring museum. This museum was part funded by a lottery grant and public donations and provides a vital link with Tring’s charter as a market town granted many centuries ago. It stands in an historic location, next to where the old cattle market once stood, with easy access and parking and is a valuable asset for both tourism and local schools.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6061

Person ID	1264830
Full Name	Nigel Green
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The Dunsley Farm site is an area of historical significance in the Tring town locality. Its links to apple growing and as agricultural land give this area historical value and the farm acts as a gateway to Tring and I am strongly opposed to housing development in this location. Tring town has significant traffic congestion and the road between the A41 roundabout and the Tesco roundabout are a significant bottle neck which will be further impacted by residential development as the surrounding roads - namely Cow Lane and others are unsuitable for larger traffic volumes. The development of Dunsley Farm will adversely affect views of the town from the surrounding hills including Tring Park, Ivinghoe Beacon and Tring Downs.</p> <p>The New Mill site will cause expansion of the town towards the canal and infill an area of natural beauty and result in urban sprawl. Tring is a market town and by infilling the agricultural land in this area, the character and rural nature of the town will be lost forever.</p> <p>The East of Tring site will result in unsustainable expansion of the town and infill the land between the town and the canal. Tring cannot support an expansion of this size as there are insufficient doctor's and GP services, community facilities, carparking, the existing drainage and water services are already overloaded and the existing Tring sewage station cannot support additional development of this size and scale and the road network is already overloaded. Tring School is currently being redeveloped to become an important education facility in the town but by dividing the existing excellent education provision over numerous sites, the quality of education will be diminished. Furthermore any development between Marshcroft Lane and Station Road will obliterate archaeological crop marks which have historical and local significance. This development is unacceptable and I strongly oppose development of this size, scale and nature. Tring is a market town and by infilling the agricultural land in this area, the character and rural nature of the town will be lost forever.</p> <p>All of the developments are in areas of Green Belt and are overlooked by the Chilterns Area of Natural Beauty and Icknield and Tring Downs from the high ground surrounding the town and will extend urban sprawl and result in Tring edging close to Aston Clinton (the Icknield Way development) and Tring will become a suburb of Aylesbury and Aston Clinton only separated by the A41. The current town cannot support development of the size and magnitude proposed as there are insufficient doctor and community services, inadequate shopping and grocery facilities, no banking or ATM facilities, insufficient town parking, poor pavements and walking routes. The proposed development sites do not propose new Green policies to support transport links and carparking at the station is insufficient at present and there are poor</p>

local transport links (i.e. poor and infrequent bus links) to local centres of employment (Aylesbury, Watford, High Wycombe, Dunstable/Luton, Hemel Hempstead and Berkhamsted). The town should not be expanded to create an infill between the A41 and the canal/railway as by developing in this manner will result in the town appearing to be shoehorned into the existing natural features. There should clear be definition between the features surrounding the town and the built up area of the town to create a Green Belt around the town to enhance the well being of the town and its inhabitants.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS6075

Person ID 1264750

Full Name Neil Joyce

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment

Tr01
This will have a massive visual impact on the approach to the town.
Office space needs to be reconsidered following the change in working patterns due to COVID.
There is an abundance of industrial plots on the Castlemead development 2 miles away in Pitstone. This has been left uncompleted for almost 20 years.
An additional supermarket Tr06 does not have sufficient space for deliveries and would destroy the important historical cattle market building that is the town museum.
Wildlife corridors do not replace open fields and hedgerows in providing habitats suitable for the variety of wildlife in this unique AONB.

Tr02 - The visual impact of developing this site will ruin the views of the town from the surrounding hills. Tring benefits from being mostly in a hollow and the majority of the town is hidden when viewing from a distance.

Bulbourne Road is already a major link between Aylesbury and Dunstable. Adding an additional road network to join the main road has large safety concerns, as well as the additional congestion which is often seen at Folly Bridge traffic lights. It also has the potential to become a rat run from the A41 to villages north of Tring.

Tr03 - This is a massive development on poorly drained arable farmland. The visual impact of this development will be detrimental to the appearance of the town from the Chiltern ridges. It is an important buffer zone that separates the current developments from the AONB.

Tr04 - This is a natural expansion of Roman Park. The visual damage to the town has already been done by current developments.

Tr05 - This area is currently a secluded paddock which forms a natural barrier between Miswell Lane and the industrial area. It provides seclusion to the properties (mainly bungalows) in Miswell Lane. Any development in this location will affect the outlook from the current low buildings.

Tr06 - The part of this that most concerns me is losing the historic museum building. That building, along with the cattle market is an important historical link to the past in the town. Replacing it with a modern building won't have the same value to the history that it is containing. There is currently ample supermarket provision a very short distance away from this site in both directions. A large supermarket is excessive in this compact and busy location. The traffic along the High Street and Brook Street already struggles at busy times, and encouraging additional vehicles to use this end of the town will make things worse.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6077
Person ID	1264851
Full Name	Miss Ruth Thompson
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>Tring is a beautiful place to live. I have lived here all my life. Your plans to build on green belt land after all these years of protecting it is absolutely devastating - I cannot believe those of you responsible for making these decisions are even prepared to consider it. Once the damage is done to our lovely market town by over developing it, and overcrowding us</p>

there will be no way back. I am begging you not to do it. Please protect our green belt land, our clean air and our wildlife. Keep our town small - don't increase the traffic and double the number of people living here. With an increase in people will come an increase in crime - I don't want it. I love living here and consider myself very lucky. Don't ruin Tring, and please listen to the people who live here.

Yes / No
 * Yes
 * No

**Proposal & Sites Tring
 Other Sites comment**

Included files

Title Tring

ID EGS6083

Person ID 1264800

Full Name Matt Pattinson

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes
 * No

Yes

**Proposals and Sites Tring
 comment**

General - Over-development of the town

To remove this amount of green belt land from around the town and increase the population by more than 50% will irrevocably damage the nature of the town and the reasons people choose to live here. I accept some development is required but the scale of this is disproportionate and unjustified and risks overwhelming existing infrastructure and facilities.

It is reasonable to assume a proportional increase in commuters causing further capacity issues at the train station and on over crowded trains. The station parking was full by 8am during the week.

Tr01 - I have concerns that development of this site will have a negative impact on biodiversity and wildlife as it is the only wildlife corridor to the south of the town before the A41. The approach to the town will change the nature of the town to feel far more urban. Cow lane is not fit to serve this additional traffic as it already feels like a rat run.

Tr02 and Tr03 - The scale of this development is alarming and I strongly oppose. There is no provision for new medical or dental facilities, no apparent provision of sites for nurseries and the proposal notes a higher risk of flooding in this area. How developing these areas will result in a net gain in biodiversity requires explanation. This number of homes outside of reasonable walking distance is likely to add significant additional demand to the car parking in town.

Tr05 - Miswell lane at this end is very tight. Provision must be made to ensure that the road is widened to allow for the increased traffic, safe entry and exit from the development, to prevent traffic and safety issues being caused on the junction with Icknield Way and for buses to be able to pass safely.

Tr06 - Attracting this much additional traffic into the centre of the town will result in increased congestion and air pollution and further deteriorate the state of the high street. The high street is narrow and gets easily congested. It would make more sense to locate a new supermarket on the outskirts, closer to where the majority of the new housing development so that there are less avoidable car journeys into the town. Brook street is already a bottleneck and would be a reasonable route to take from Tr02 and Tr03 to the proposed site, compounding these issues. Removing the town's heritage in favour of a supermarket so close to an existing supermarket is unnecessary and will significantly negatively alter the character of the town centre. Either being left as-is or a cultural or community focus would benefit the town more.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6115
Person ID	1264824
Full Name	Anne Pattinson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>Greenfield sites are really great ways of allowing rainwater to dissipate easily. Cover it all with manmade and impermeable materials and this will no longer be an option.</p> <p>Intervisibility - it will be far higher and the views from AONB sites will be altered forever.</p> <p>'Net gain in biodiversity'...but we'll alter it and remove some first!</p> <p>Too much development for a small town like Tring to be able to take and be able to maintain its integrity.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6122
Person ID	1156066
Full Name	Bert Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am strongly opposed to the proposal for housing to be built on the Dunsley and Cow Lane Farms contained within the Dacorum Local Plan Emerging Strategy for Growth 2020-2038 (referred to in this response as “the Report”)</p> <p>The site is designated Green Belt land and it lies immediately adjacent to and surrounded by the Chilterns Area of Outstanding Natural Beauty (AONB). The farms provide an invaluable green gateway to and from the historic market town of Tring. This entrance/exit is one of the Town’s most important unique features and its destruction would be irreparable.</p>

The eastern gateway, London Road [B4635]/A4251, is in all probability the busiest stretch of road in the Town. All of the many residents and visitors that use it enjoy the benefit of the wellbeing that emanates from the rural aspect that the farms and surrounding scenery provide. The outstanding beauty around this part of Town is much admired and cherished and it must be safeguarded and protected for current and future generations.

Below is a view of the site looking southwards towards Wigginton and The Ridgeway National Trail (on the escarpment) towards the Chilterns AONB.

[PLEASE SEE IMAGE 1]

A view of the site looking north-east towards Pitstone Hill and Ivinghoe Beacon (Chilterns AONB) is shown:

[PLEASE SEE IMAGE 2]

The Tr01 proposal states that any development would need to ***“take account of and/or mitigate the following landscape sensitivities: [including amongst others] “relationship and view from and toward the Chilterns AONB surrounding the parcel and important views such as from the Ivinghoe Beacon” and “the localised intervisibility with the open landscape and fields”***. It is extremely difficult to envisage how these objectives can be achieved to any worthwhile extent by building houses on the fields and meadows.

Not mentioned in the Report are the serious adverse effects on the scenic vistas from the Ridgeway National Trail – as demonstrated below by the view of part of the Tr01 site from the south looking towards the north-west.

[PLEASE SEE IMAGE 3]

The diagram below shows the Ridgeway National Trail marked in pink and its very close proximity to the proposed site Tr01 edged in green. It is not difficult to envisage the disfigurement that would be caused to the scenic landscape that building around 400 houses on this part of Tring would have.

[PLEASE SEE IMAGE 4]

The Ridgeway is Britain's oldest road, used continuously for at least 5,000 years, and within the Chilterns AONB it forms the most spectacular, undulating path of woodland and wide chalk downs in the country. To seriously damage views from the Trail would be indefensible.

The Tr01 site is enshrouded by the Chilterns AONB – as shown below:

[PLEASE SEE IMAGE 5A AND 5B]

Developing this site may also jeopardise plans, currently under early stages of discussion, to potentially extend the Chilterns AONB or upgrade its status to that of a National Park.

There is no justification for building on this Green Belt parcel which by law can only occur in exceptional circumstances. In my view the proposal breaches the conditions of the policy - which was established specifically to stop this type of urban sprawl.

The diagram below shows the current house building programme at the western end of Tring {shown in blue} and the current Tr01 proposed site {shown in green} and how Tr01 would perpetuate the ribbon type growth along arterial roads eastwards - towards Berkhamsted alongside the routes of the A41, A4251, the Grand Union Canal and the West Coast Mainline train track.

[PLEASE SEE IMAGE 6]

The strategic gap between Tring and Berkhamsted along the London Road/A4251 has been identified as being of particular importance within Dacorum to prevent the towns merging. Building eastwards along the valley represents ribbon development and represents serious encroachment towards Northchurch both in physical and symbolic terms.

Viewed from the most major of the corridors, (the A41), the site is highly visible, thus if developed would markedly reduce the discernible perception of the openness of Tring. Even more noticeable is the visibility of the site when travelling along the London Road [B4635] and the A4251.

The photo below shows how the site as clearly visible from the A4125:

[PLEASE SEE IMAGE 7]

The house building that is already taking place on the western fringes of Tring represents serious coalescence with neighbouring communities. It has caused a significant reduction in the main route buffer between the Town and the considerable housing developments taking place along the Aston Clinton/Aylesbury corridor. It is essential that similar ribbon development is not extended on the eastern fringes of Tring. A key characteristic of the Green Belt policy is to safeguard the countryside from encroachment.

Another key feature of the Green Belt as established by the National Planning Policy Framework is to preserve the setting and special character of historic towns. It is unthinkable that a proposal is being made to take land out of the Green Belt that would result in helping to destroy the setting and character of the historic market town of Tring. These priceless characteristics have to be preserved no matter what for current and future generations.

To extend the Town's development into this large scenic green wedge of farmland, woodland, grassland and meadows would be ruinous for the Town. Many sections of the proposed site are very close to extremely busy main roads and if built upon, a valuable buffer between the A41 trunk road and a large area of Tring's residential housing would be lost for ever. The vast increase in all types of traffic that would be a consequence of development of this whole site will generate substantially more noise, all types of pollution {including pollution caused by traffic congestion} and deterioration in the quality of air and light. It makes no sense on environmental grounds to proceed with Tr01.

People do not want to live in vehicle congested neighbourhoods.

The landscape and character of this part of Tring has in many respects not changed since medieval times. The meadows exhibit the Ridge and Furrow archaeological pattern of ploughing created by the ridges and troughs used by farmers in the Middle Ages. This method was used up to the 17th Century and meadows that still possess this feature have not been ploughed since then. This ripple effect is particularly noticeable following snowfalls – see photo below. Historic characteristics and landscapes cannot be carelessly ignored in planning proposals.

[PLEASE SEE IMAGE 8]

The area contains a valuable neutral grassland Local Wildlife Site that must be preserved. The National Planning Policy Framework states that the conservation of wildlife heritage is an important consideration and should be given especially great weight in Areas of Outstanding Natural Beauty. The Dunsley/Cow Lane Farm site remains the only significant tract of observable green countryside close to the centre of the Town. It is surrounded by the Chilterns AONB and is sandwiched

between Tring Park (one of the County's most important ecological sites) on one side and Pendley Manor on the other. These are both highly important natural habitats, and their integrity would be seriously impacted by the loss of the historic farm grasslands and hedgerows.

Proposal Tr01 states “***As part of delivering a net gain in biodiversity, investigate the existing Local Wildlife Site – Cow Lane Farm Meadows for its existing and future potential as a strategic wildlife corridor***”. To improve biodiversity by reducing habitats is a massive contradiction. The biodiversity in this part of the town is extremely valuable and must be preserved and enhanced.

The Tr01 proposal states “***Investigate potential noise, air and light pollution arising from the A41 and A4251 and identify appropriate measures as necessary***”. No mention is made of the London Road [B4635] which, in fact, has a longer border with the site than the A4251. This stretch of road is extremely busy and contains proposals for industrial/commercial use thus increasing the environmental risks. If a supermarket were to be built in the General Employment Area clearly the adverse environmental effects of store deliveries and customer and staff vehicle movements would also be a crucial factor.

A key section within the Tr01 proposal deals with “**Access, Highways and Sustainable Transport**”. It is extremely remiss that the **Off-site Local Network of Roads** comment is in respect of Berkhamsted [see below] and not Tring. One can only assume that those responsible for compiling, checking and approving the Report did not notice that those particular roads had no direct relevance to Tring or the fact that the local road network considerations were worthy of consideration and concern in the Tr01 section.

- ***Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along Chesham Road, A416/Shootersway and A4251/Berkhamsted High Street.***

In fact the access/road network issue is of paramount concern. Shown below is a possible diagrammatic road layout based upon the limited information provided in the Report:

[PLEASE SEE IMAGE 9]

- The access onto Cow Lane will need to be within the southern section of that lane – there is existing housing and a dangerous bend in the northern section.

- The Industrial/Commercial access road will necessarily need to be at the western end of the London Road [B4635] – represented blue on the diagram.
- The access onto the London Road [B4635] will then presumably need to be sited between the new industrial access road above and the A41/A4251 road junction (The Twist roundabout).
- On this basis, therefore, two of the three access roads will be at the south-western section of the proposed site. It is possible that a considerable amount of local traffic {including some to Tring School} would opt to travel westwards towards the Town, rather than take the longer journey eastwards - result in congestion around the Town centre.
- High volumes of traffic will travel via Cow Lane – a lane that is already wholly inadequate and hazardous. It is narrow, incorporates a bend that is unsafe and has dangerous junctions at both ends.

It is clearly not possible to forecast traffic levels or vehicle flows at this stage with any accuracy but what is apparent is that:

- The inability to locate access roads to the north-west, north and north-east of the site has a massive adverse effect on the suitability of the site on environmental grounds.
- Vehicle journeys will be unduly long and potentially unsafe because of the situation of the site and the limitations that exist regarding site access points.
 - Traffic using the Cow Lane access road would also involve journeys to Tring School/Tring Station/Dunstable etc.
 - Heavy traffic congestion, bottlenecks, journey delays and serious environmental issues will ensue.
 - The long-discredited pattern of ribbon development alongside arterial roads causes traffic congestion with people competing to move along the same narrow corridor.

One of the much-cherished attributes of Tring is the relative lack of traffic jams and delays. If Tr01 goes ahead it will seriously harm this beneficial state of affairs for all residents of the Town, its visitors and its businesses, including its shopkeepers.

Below is an extract reproduced from the Report's "**Sustainable Transport Connectivity**":

- ***The way move around the Borough will need to change if we are going to manage the levels of growth proposed, to help reduce congestion on our local and strategic roads, improve air quality and tackle climate change.***

Yet in Tr01 there is a large-scale development proposed that adds considerably to traffic congestion, that makes car travel more necessary and damages the environment.

In the **Movement and Access** section of the Report it is stated that ***“In designing new development the proposed access arrangements must be safe for users, proportionate to the type of development proposed and can accommodate the expected number of trips the development is to generate. Additionally, schemes should demonstrate that safe and suitable access to the site can be achieved for all users”.***

Also stated is ***“The private vehicle requirements of the development should not have a significant adverse effect on the wider environment and the amenity of local residents, such as through unacceptable levels of trip generation”.***

These roadway conditions cannot be met given the inherent constraints exhibited by the Tr01 site. People do not want to live in vehicle congested neighbourhoods.

In the **Movement and Access** section of the Report it is stated that ***“There is a strong emphasis on ensuring that safe access is provided to pedestrians and cyclists and that it creates attractive, high quality and suitable routes including appropriate surfaces and lighting. This should be met both within and outside of the development area”.***

Also stated within the Report is that, if Tr01 were to be adopted ***“provision and/or contributions [would be] made towards new/enhanced pedestrian and cycle links with Tring town and Tring station”.*** Inexplicably not considered is the need for similar strong links to Tring School and any future secondary school in the Town.

It states that development will need to take account of and/or mitigate the landscape sensitivity in respect of the Public Right of Way [PRoW]. This refers to Footpath 56 - which runs from the A4251 to Station Road. The majority of this path is an ill-defined grass trail across two fields and then for a short distance at the north between residential properties. The proposal also states that any development would need to take account of the recreational value of the PRoW.

- This pathway is now almost exclusively used for recreational purposes, not as a thoroughfare. This would change radically if Tr01 is developed.
- The section of Footpath 56 that runs through residential properties is narrow in places and is unsuitable and unsafe to accommodate the anticipated high volumes of thoroughfare pedestrians and cyclists (schoolchildren, commuters

and shoppers, etc.) attracted by what might be the shortest, most direct and least motor traffic affected journey from the site.

- Within a new housing development and school, the PRoW would have several roads crossing it which could potentially present a high risk of accidents and injury.
- Excluding Footpath 56, and unless a new northerly route is capable of being established, other pedestrian and cycle journeys will suffer from the same limitations as vehicle access and would therefore be circuitous, unappealing and potentially hazardous because of the limitations of the site.
- How the **landscape sensitivity** can be preserved is difficult to imagine – the recreational pathway is currently used for its access to the countryside with its space and views, not to visit a housing estate.
- The value to the community of this pathway cannot be diminished in any way.

Part of the PRoW across Cow Lane Farm is shown below:

[PLEASE SEE IMAGE 10]

This path has close proximity to the Grove estate and is used extensively by a wide variety of local residents. It is predominantly dog walkers that use the path and fields, but walkers, joggers and families of all ages are also frequent visitors. Residents are able to walk or jog safely and easily to nearby fields and hedgerows without necessitating the need to drive to a suitable location.

The Department for Environment, Food and Rural Affairs recognises the health and wellbeing benefits that paths provide and the access they provide for access to the countryside. It is very difficult to see how the recreational value of the PRoW will be maintained when the fields that it traverses are built upon. Suitable alternative facilities are not available locally.

In the lockdown people are enjoying the footpath as never before and are likely to continue to do so beyond the pandemic. This safe, quiet, attractive space close to people's homes has been of invaluable benefit in all seasons and at all times by all ages and has been immensely appreciated. Changes are occurring to lifestyles such as increased home working, more leisure time, higher rates of dog ownership etc., with far more emphasis on outdoor exercise for maintaining and improving physical, mental and emotional welfare.

Facilities such as the pathway across Cow Lane Farm represent features that make Tring so appealing – destroy them and you destroy the Town.

The section **DM53** from the **Movement and Access** section of the Report deals with walking and cycling and states that ***“All development proposals will be expected to promote safe and attractive walking and cycling provision to nearby employment, essential services and community facilities”***.

Under Tr01, because of the position of the site and its access points, it is predicted that local pedestrian and cycling journeys will be lengthy, unpleasant and hazardous.

The site Tr01 should be removed from the list of potential sites in Tring for housing development over the 2020-2038 period:

- 1 The proposed site is invaluable in maintaining the overall openness of the gap between Tring and Berkhamsted. Encroachment compromises the ability of the Green Belt to meet its purpose.
- 2 The area retains an unspoilt and rural character, and its release would destroy one of the important links of the historic market town of Tring with the countryside. The character of the Town would be irreversibly damaged.

3. site has inherent manmade topographical restrictions meaning that proper and safe vehicle, pedestrian and cyclist access to and from the site cannot properly be achieved. The adverse aspects of congestion, pollution and safety render the site unsuitable for circa 400 houses.

4. development of Tr01 will deny the residents of the Town convenient pedestrian PRoW access to magnificent meadows and countryside. If built upon, this beneficial effect to physical, mental and emotional welfare will be lost.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files [IMAGES 1-10.pdf](#)

Title Tring

ID EGS6127

Person ID 1264855

Full Name Joanna LARKINSON

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6135
Person ID	1264866
Full Name	Matthew LARKINSON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposing the draft local plan with two key objectives - to reduce the absolute number of houses to be built in Tring and to propose that the only green belt to be built on, <i>should green belt be required</i> , is the land between Cow Lane and London Road
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6138
Person ID	1264324
Full Name	David Wells
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>As a lifelong resident of Tring, I am horrified by the prospect of a 55% increase in the amount of houses, as it will irreversibly alter the character of the town. I am at a loss as to why the council feels that Tring must be the one to bear the most significant burden of the development plan. In addition to this, such intensive construction will cause significant damage to precious Green Belt land, which is meant to protect our local area from such developments, depriving us of some wonderful countryside that is enjoyed by all, particularly in recent times with the restrictions imposed by the Pandemic. The issues with local infrastructure in Tring must be taken into account. Even at its present size, much of the infrastructure in Tring is problematic. Parking is frequently an issue and the town's current provision along the High Street and nearby areas is frankly already insufficient. Given the distance that these new proposed houses are from the town centre, it is inevitable that people will drive, instead of walk. Many have a tendency to do so already. The proposal to build on the site of the Forge Car Park, as well as adding the new supermarket on the site of the auction house and fire station, will make an already difficult situation considerably worse. Other infrastructure issues to consider include the town's healthcare provision, of which I see no mention in the plan. The Rothschild House Surgery, in addition to the difficulties of parking nearby, is already incredibly busy and the wait for an appointment, on the rare occasion I have to make one, is considerable. I see nothing in the plan that will help deal with these very pressing issues. The increase will also have a significant effect on the infrastructure outside the town, most notably at Tring Station. Both the bike racks and the Car Park at Tring Station, in normal times, are frequently full by 08:00. It is not uncommon for those who cannot get a car parking space to park on residential streets nearby and walk, exacerbating issues of congestion in the town, particularly on the eastern side where I live. Whilst the station issue very much depends on future working patterns, I would also question whether these new houses are in fact needed, given the events of the last year, when working from home has been the norm. Given a lack of local jobs in the area, and the fact that a sizable proportion of Tring residents commute into London in normal times, is any need for such extensive new housing in the area when it is likely that working from home will be more widespread? It is unnecessary to add all these new homes into a commuter town, especially as there is a real possibility that the population of the town may even decrease given this shift in working patterns.</p>

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6147
Person ID	1264844
Full Name	Andrew STANLEY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR01 , TR02, TR03</p> <p>Tring and its surrounding area simply cannot to support the building of 2000 new homes without significant investment in the infrastructure.</p> <p>2000 homes = at least the same number of vehicles . It is naive to suggest that the ammount of extra vehicles will be offset by cycle lanes and the like. The public transport infrastructure is non existent at certain hours for bus services and the train service (pre covid) was always busy at peak hours. parking at the station is poor.</p> <p>Without investment into real local employment the majority of this housing will be resided in by commuters, where is the benefit here, homes should be built near to where employment can be found. This means bulding on existing brownfield sites in towns and cites and not encrouching into the green belt and in effect creating a near conurbation of Tring to other villages and towns.</p> <p>The local authority is at present unable to supply a decent upkeep of current the roads judging by the number of potholes etc this will only increase once these homes are built.</p> <p>There are insufficient school places even with the buliding of new schools will they be able to take the number of children anticipated?. I note that Roman Park near Tring Cemetery will be soon to be competed (226 Homes), along with the Francis house site , where are all the children to be schooled from here? I would urge those responsible for the planning</p>

of the new developments to stop and see the effect that 10% of the proposed new sites in the previously named developments have on schooling, traffic, and use of existing infrastructure such as health care, Police, Fire and Ambulance.

Yes / No
* **Yes**
* **No**

No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS6151

Person ID 398701

Full Name Mrs Michaela Colwell

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Dunsley and Cow Lane FarmsTr01

Before I can have an informed view on the impact of the proposed new housing on the residents of Tring, I would like more clarity and detail about the infrastructure that will accompany the development of TR01:

- 1 Suitability of the roads - Cow Lane, Station Road, London Road. Increases in traffic volumes, access, congestion, drainage. For many years Station Road has suffered from flooding (which has not been resolved) and drainage may worsen with the proposed development. (Access onto the A41 entrance also suffers road closes due to flooding/drainage problems). The new surface of Cow Lane holds water and the windy, narrow nature of the road is not suitable for an increase in traffic flow. There are few road options in terms of how to exit from Tring. The

results of additional traffic burden on Cow Lane, Station Road and London Road will be to create a congested ripple effect of indirect journeys.

1 Secondary School

Tring has one of the biggest secondary schools in Hertfordshire. The plan states 'Development that creates a potential increase in demand for education will be required to make appropriate provision for new facilities either on-site or by making a suitable contribution towards the improvement or expansion of nearby existing facilities.'

What actual plans are being made to reduce the pressure on the existing school or to develop a second and new secondary school for the area?

1 Health Provision - GP Surgeries

Tring's surgeries are already very busy. What plans are being made for additional surgeries to cope with additional residents?

Additional Comment:

AONB/Ridgeway/Tring Park - The farms and fields of TR01 are strong wildlife links in The Chilterns between Tring Park, Pendley Manor and the Ridgeway. They contain public rights of way and are of environmental importance

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS6157

Person ID 1153506

Full Name Mr Ian Kane

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the beautiful historically important market town – which must be preserved for current and future generations to enjoy.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, traffic jams to enter Tring town etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town, the quaint little high street would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6166
Person ID	1264882
Full Name	JONATHAN HUDSON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS6170

Person ID 1262320

Full Name steve cannon

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment** I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. Tring could no longer call itself a market town. It will be much more like a suburb of Hemel or Aylesbury.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID	EGS6235
Person ID	1264721
Full Name	Dominic Pezet
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR03 & TR06.</p> <p>I strongly oppose the size of the proposed plans that are being considered by the Dacorum Borough Council plan which is to build 2,731 new houses in Tring. This is more than a 55% increase in the size of Tring and will destroy the historic Market Town environment that makes Tring so unique to all that live here. I do understand that we will have to build new houses in Tring but this scale of over-development far exceeds the current government proposed house building target. It is both undesirable and unnecessary.</p> <p>In the plan, the “out commuting” from Tring is not addressed at all and with low levels of local employment provision my view is that it will create a sprawling commuter town as people want to move out of London into the countryside. As there will be increased housing very close to Tring station this will increase the pressure on Tring station and vastly increase commuter numbers. With increased commuter numbers there will be increased stress on parking at Tring station, which pre-Covid, was already usually full by just after 8 am. There were plans to increase the size of the Tring Station car park a few years ago but it could not be extended as it would be extended on the green belt plan. Ironic given that the Dacorum plan can build over 1,700 homes on Green Belt land!</p> <p>There will be a substantial increase in the parking stress in Tring Town centre as the plans do not include any increase in parking provision which is not commensurate in any way with the 55% increase of population in Tring. Moreover, the constant approval of small developments in and around the Town Centre is already creating parking stress which will lead to more on-street parking, making the roads more congested and dangerous for cars, cyclists and pedestrians. The retail, residential and potential office development (TR06) in Brook Street is an example of this. With no parking provision even mentioned, more cars will be parked on already busy streets, which when combined with frequent lorry deliveries to the supermarket/other retail outlets will cause huge stress and congestion on roads which the town’s children have to cross on their way to Tring School. This is a dangerous and quite frankly irresponsible proposal.</p>

There are no details in the plan to increase the Infrastructure within Tring e.g. electricity, gas, water systems, or sewage and as most are old this will lead to increased outages and problems.

I consider that the Tring East area (TR03) housing area is not required to meet the new proposed Government housing guidelines and it will mean the total loss of Marshcroft Lane and the surrounding fields as an area of outstanding natural beauty so I strongly recommend that the plan for Tring is reviewed and revised.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS6247

Person ID 1264867

Full Name Corinne Fleming

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment** TR01 and TR02 and TR03 and TR04

The proposed strategy for Tring would clearly detract from the town's character as it will increase the town's population by over 50% in less than 20 years - over development on a huge scale. It will not minimise the development of the green belt as it represents a major reduction of the green belt land around the town and it would also have a detrimental impact on the Chilterns AONB. It therefore represents a complete disregard for the existing character of the town and the landscape.

It is not acceptable to increase a town to this extent. It would make more sense to increase the number of additional homes in Hemel Hempstead where an increase would have smaller effect on a larger town. The council could also choose to develop housing on land around the industrial estate or redevelop under used office space so that less prime agricultural land is sacrificed and so that development would have no impact on the AONB.

The development recently agreed by Dacorum already in progress in Roman Park in Tring has resulted in a major blight on the view from the AONB. The first houses have been built right on the skyline of the hill to the west of the town, much higher than all the other neighbouring buildings in Tring. This development has not been done with any sensitivity to the green belt, the character of the town or the AONB.

Furthermore, information in the press suggests that the projections for Dacorum's housing needs have been based on old data - if this is correct then the projections must be recalculated before any agreement is given to any further loss of green belt.

The town's services such as car parking in the town centre, GP services, etc cannot accommodate this proposed uplift in the population. No-one living in these proposed sites (other than possible TR01) will walk into the town and will expect to be able to park their cars when they get there.

The enormous growth in population in Tring would significantly increase pollution (noise and fumes) in the town and the surrounding countryside and the AONB.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS6277

Person ID 1264834

Full Name Ilina Jha

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**

* No	
Proposals and Sites Tring comment	Most of the land identified is on Green Belt land, and it is a huge increase in the population, which will affect the historic character of the town.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6314
Person ID	1264772
Full Name	Adrian Slade
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr01: Dunsley Farm</p> <p>As mentioned previously I think the proposals to have 5.4 ha industrial estate here are flawed due to impact on congestion, pollution and impact on Tring's distinctive character.</p> <p>The current approach to Tring reflects its heritage as a rural market town and not an industrial area. Although additional employment space is welcome, particular care must be taken not to destroy the distinctive approach to the town flanked by hedgerows and flint walls.</p> <p>I agree that not even small warehousing/storage should be catered for at this site on the grounds that the required structures were too large for this site and in what is otherwise a picturesque and green entrance to Tring. They also provide limited employment opportunities, disproportionate traffic flow, and are better catered for at the reserved spaces for this just 3 miles west of Tring down the A41 in Buckinghamshire or at Tr04.</p> <p>Again, there appears to be no cross-boundary discussion with AVDC/Bucks, which is contra to NPPF para35c.</p>

As mentioned, before I believe that another supermarket here is not sensible and a better location would be close to the Garden Centre or elsewhere at the Bulbourne side of Tr03.

Using this area as a focal point for supermarkets needlessly increases traffic both across and through Tring from Tr02/Tr03 developments and the villages to the north of Tring.

Tr02: New Mill

I am really concerned that this is Green Belt development and that the design principles that apply to this site do not give adequate consideration local environment and any AONBs.

Tr03: East of Tring

I strongly believe that this is a bad idea for Tring which will profoundly damage the town for future generations. Tr03 is effectively the size of a large village / small town in its own rights and therefore needs to be self-sufficient in terms of amenities, social hubs, impact on local infrastructure, etc. It cannot be sensible to locate all amenities for this area in the heart of old Tring yet creating a parallel mini-town will also detract from Tring's character and heritage.

The development has not been thought through carefully either in terms of how it will enhance Tring and is also likely to cause substantial environmental damage, including Marshcroft Lane. The impact on utilities and transport links, including rail, needs to be fully reconsidered. As mentioned, the station parking is insufficient to accommodate any increase in the number of commuters and bus services are already full at peak times.

Tr03 is heavily dependent on '*A new link road (30mph) to be provided connecting Bulbourne road and Station Road*'. This appears to be aspirational and in my experience these are often left to the last when coming to implementing. It is also highly likely that this will impact on Marshcroft Lane effectively destroying an existing quiet lane, heavily used for walking and cycling. In the Plan Marshcroft Lane is identified as a Roman Road. It is also an important and ancient wildlife corridor, and home to several rare species.

All this will then do is funnel additional traffic onto local roads that are already congested at busy times.

Tr06: High Street / Brook Street

This is right on my doorstep and I do believe that the proposals for this site need to be re-thought in light of a post COVID world and the need to build a sustainable market-town for the 21st century. The current plan does not even begin to look at opportunities to enhance Tring or show real imagination

'Retail led development, including a medium or large supermarket' is wrong for Tring given the proximity of Tesco, M&S Foodstore and the number of empty premises on the High St. Who will occupy these, and will it just impact on existing retailers negatively?

'Food and drink, and leisure uses'. I really believe that greater emphasis should be placed on this purpose. In keeping with Tring's distinctive character and greater imagination used in exploring this in the heart of Tring.

With the proposed *'Replacement of Local History Museum within the new development'* I worry that the plan is throwing Tring's heritage away. Does the plan propose demolishing this old building and removing another link with Tring's history? I agree it should be retained within a more sensitive development of this area and better use made of the space around it to encourage visitors and tourists.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS6323

Person ID 1264731

Full Name Graham Smith

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

The scale of development in Tring proposed here is out of all proportion for a town of its size and location.

Tr01 Dunsley Farm

I object to this area being developed in full. It is the first area seen by people visiting Tring and leaving the bypass from East and South and thus defines the rural setting of Tring. This rural setting is one that is seen from the National Ridgeway path as it leaves Wiggington and is thus important for maintaining the character and setting of the AONB. As stated in Policy DM27 : -

Permission for major developments in the Chilterns Area of Outstanding Natural Beauty (AONB) will be refused unless exceptional circumstances prevail as defined by national planning policy. Planning

permission for any proposal within the AONB, **or affecting the setting of the AONB**, will only be granted when it: etc. I do not believe there is justification for a major development in this area.

The original recommendations for this site (dbc-site-assessment-study---volume-3---part-3--- page162 splits the site in 2 and recommends only the west side of the site with major constraints on development.

TR03 East of Tring

I object to any of this area being developed. This is a major development adjacent to an AONB is inappropriate for a sensitive landscape area as demonstrated above. The scale of development has been discussed elsewhere as being inappropriate for Tring.

TR06 High Street / Brook Street

I object to this development on the grounds of over development. Tring does not need another major supermarket. Nor the loss of its traditional market and Local History Museum. To provide the same amount of car parking would mean multi-storey parking in an area that is sensitive to views of the church.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS6339

Person ID

1264923

Full Name

Ken Douglas

Organisation Details

Secretary
TRING IN TRANSITION

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

There are several serious issues with the site allocations in Tring. I suspect because assumptions have not been updated since the last Plan version and because of the (one sided?) input of Developers?

1) The sites appear to be based on land ownership rather than important factors such as access, infrastructure needs, biodiversity/green value, local integration etc. This has led to significantly flawed conclusions - in particular about Tr03. Tr03 must be considered as two distinct sites (north and south of Marshcroft Lane - which should NOT be bisected) - there are several reasons for this. Compared with the Options and Issues version of the Local Plan – if Tr02 and the northern part of Tr03 are available for development then they make more sense in terms of lowering the net impact on Tring and fitting with the nearby growth around Pitstone and Ivinghoe (see red outline in attached map). However Tr03 as a whole brings several major issues not least of which is the access road requirements (which – at present - are also based on incorrect evidence).

2) It is a clear stated aim of the Local Plan to offset (as required by NPPF guidelines) respond to Herts/national climate change needs, increase biodiversity (by 10%) etc. HOWEVER (with the exception of a few notes on Ashridge and acknowledgement of existing SSSIs) there are NO specific sites or plans along the lines set out for physical development.

It is hard – therefore- to take the many stated claims, in the Local Plan, about environmental issues seriously. I would ask that DBC consider WHY there is this imbalance (i.e. showing a strong, explicit bias towards building structures and not about other issues). This would be relatively easy to fix – and would give the public more confidence that these issues are really being taken seriously.

Please see attached diagram. The green areas all have unique green characteristics and should have explicit aims associated with them. They link to form a continuous Wildlife Corridor around Tring to nearby SSSIs.

3) As noted previously there is no mention of Buckinghamshire in the Local Plan. Tring is surrounded by Buckinghamshire and its economy is dependent on nearby settlements in Bucks. There are several assumptions associated with Tr02, Tr03 and TR06 that are erroneous as a result. For example, there is no need for large industrial buildings and warehouses on Tr01 when dedicated space off the A41 just three miles away in Bucks exists. Also a significant and large percentage of current supermarket trade come from *north* of Tring...so siting additional supermarket space at Tr01 or Tr06 is entirely in the wrong place. Instead the existing commercial site off Bulbourne Road is ideal for additional space of all sorts *and* has a much lower environmental impact too.

4) As per Tring in Transitions response. I agree that, despite asserting its importance several times, there is NOTHING that is distinctive about Tring in any of the detailed Site documents. Due to both location and history Tring has several very distinctive characteristics and none of these appear to have been thought of in defining the development priorities.

This is very disappointing in a Plan that has taken so long to produce....and could be fixed quickly by consulting with the right bodies and parties in the town.

SPECIFIC COMMENTS ON Tr01 - Dunsely Farm

The proposed plans for this site are entirely based on out of date and incomplete assumptions. If the Planning Dept talks to the Manager of Tescos (I have!) they will see that what is proposed for Tr01 (and - Tr06) do not make sense for Tring in the 21st Century.

Despite evidence being presented at several points in the last few years the Plan still insists on large industrial buildings and warehousing – despite these both being inappropriate for the emerging economy of Tring and the existence of purpose build site for this just 3 miles away (in Bucks).

The environmental value of Tr01 is insufficiently prioritised. I note that the Plan reserves the option to “translocate” Cow Lane farm!!! This is an outrageous suggestion and it is a **very real concern that the entire area seems to be regarded almost as a brownfield site for the purposes of planning** and not prime greenbelt which reflects the character of Tring as a market town on the approach from the South East.

SPECIFIC COMMENTS ON Tr02 – New Mill

As noted above – the generic wording of this site document does nothing to recognise the distinctive heritage of New Mill. The “Mill” was in fact several – water and wind powered mills - for flour, timber and silk. In particular with regard to that heritage of renewable energy use an opportunity has been missed to identify this space as an ideal candidate for the “exemplar” type of site mentioned several times in the Plan.

SPECIFIC COMMENTS ON Tr03 – East of Tring

This site area has doubled in size since previous Plan versions. It is TOO large to consider as a single site – this (like Tr01) is NOT a Brownfield site. It is bisected by one of the most important, historic wildlife corridors (Marshcroft Lane). The land to the north and the south of this lane should be treated separately irrespective of developer/land ownership.

The most worrying aspect of the proposals for this area is the vague and contradictory plans for a “30mph link road”. **There are SERIOUS implications to this – worthy of a separate public consultation.**

The Plan suggests that there are no traffic issues on Station road or Cow Lane – this is NOT the case – as a visit any normal weekend will illustrate. So a routing through an AONB would be required to handle the volume in traffic increase generated not just by new dwellings and business East of Tring but also north of Tring in Bucks. Such a road **risks becoming an East of Tring bypass** and will draw traffic from as far as Leighton Buzzard, Wing and Newton Leys etc. However, the biggest issue is that a road here will bisect Marshcroft Lane which should be avoided at all costs for multiple amenity and environmental reasons.

SPECIFIC COMMENTS ON Tr06: High Street / Brook Street

The proposals for this area – honestly – feel like something from the 1980s!

On first reading I thought that perhaps a mistake had been made!

This is a plan for the 21st Century.....and it offers NOTHING appropriate. This entire proposal must be fundamentally re-written. I have seen excellent proposals for “21st Century Market Town Economies” from Yorkshire, Stroud, near Portsmouth etc. And am hugely disappointed by the sheer lack of vision.

In short there is no need for additional retail space, the museum should be kept intact and the idea built upon. Tring is a destination space already, and the homes to more modern fairs and events than any other Dacorum town These need to be built on.

There is absolutely no case whatsoever for a supermarket based there. There is scope for M&S to expand and for other food and retail space to grow. Any larger facility should be based where it is need (that is – to the north of Tring at the Bulbourne end).

It should be explicit that development should front the High Street and not Brook Street (this will both better manage traffic and improve the High Street).

Tr01: Dunsley Farm

Of the available options for development Dunsley Farm has the largest negative impact in terms of the environment and change of character of Tring. We are not in favour of developing this site. However if the proposal is taken forward It should be made clear that any proposals for this site should be guided by the principles outlined in the 'Tring Fields', '21st-century Market Town' and 'Linked Wildlife Corridors' Visions in particular. Clearly the construction of buildings or dwellings on this site should also adhere to the highest levels of 'Sustainable Energy Use' too.

- *'The employment development should consist mainly of units of under around 2,000 sq. ' **This needs to be changed to 'there will be NO units larger than 2,000 sq metres' (and preferably smaller).** Both TinT and TTC made the point in response to the 2017 draft that only small units were appropriate, and that not even small warehousing/storage should be catered for at this site on the grounds that the required structures were too large for this site and in what is otherwise a picturesque and green entrance to Tring. They also provide limited employment opportunities, disproportionate traffic flow, and are better catered for at the reserved spaces for this just 3 miles west of Tring down the A41 in Buckinghamshire or at Tr04. We note apparent lack of cross-boundary discussion with AVDC/Bucks, which is contra to NPPF para35c.*

In addition, we challenge the validity of the underlying assumptions (first formed with regard to this area more than two decades ago) in the light of the rapidly changing economy and also considering how to build on Tring's distinctiveness (of lighter and more service- oriented commerce).

- *'A supermarket will be encouraged.'* We disagree with this proposed use. A better location would be close to the Garden Centre or elsewhere at the Bulbourne side of Tr03. Discussions about a supermarket either at Tr06 or Tr01 stem from assumptions about development which are now superseded and very different in the light of proposals for Tr02/03. **Using this area as a focal point for supermarkets needlessly increases traffic both across and through Tring from Tr02/Tr03 developments and the villages to the north of Tring.**
- *'including provision for older people'* is included here and is important given the rapidly increasing over-65 population in Dacorum. It should be made clear that the land closest to Tring town centre is ideally suited both for residential home and sheltered **And, as a provider of employment these would be a better option for the location than any sizeable industrial application.**

- We object strongly to s106/CIL benefit of this proposed development being diverted to communities outside Tring, specifically to 'junction improvements along Chesham Road, A416/Shootersway and A4251/Berkhamsted High Street'.

'Environmental Health':

- Light pollution risk should also be explicitly explored for the proposed new sports fields – as existing floodlighting off Cow Lane is already an issue.

'Landscape considerations':

- There is scope to be more definitive with the points made in this section. The current approach to Tring reflects its heritage as a rural market town and not an industrial area. Although additional employment space is welcome, particular care must be taken not to destroy the distinctive approach to the town flanked by hedgerows and flint walls.
- Also see next, related, point
- Only the site at Cow Lane Farm Meadows is explicitly mentioned – and this is too limited to meet the requirements of green/wildlife corridors. We would propose a continuous corridor around the entire Tr01 site (London Road, cricket fields, Dunsley House, Cow Lane houses and Cow Lane) with additional consideration to the historic field pattern. This could be integrated with requirements (noted elsewhere in the plan) for a foot/cycle path network on the inner perimeter of these corridors.

Current proposals for this site have not been sufficiently considered. However if proposals for this area are taken forwards then they should be guided by the principles outlined in the 'Tring Fields', '21st-century Market Town', 'Linked Wildlife Corridors' and 'Sustainable Energy Use' Visions summarised above.

- As part of Green Belt development, the design principles that apply to this site should be of the highest order, especially given the proximity to and visibility from AONBs
- It is stated that *'the allocations New Mill and East of Tring should be planned together, preferably as a joint plan or as a minimum through closely aligned masterplans taking an integrated approach to the joint site area'*. We would agree that considering these allocations together makes sense but would dispute that this automatically means that sites Tr02 and Tr03 have to be physically linked together, because doing that, inter alia, will destroy the wildlife corridor and heavily used leisure facility aspect of Marshcroft Lane (and thus be in breach of NPPF requirements para72a for environmental net gain).

'Access Highways and Sustainable Transport'

- *'investigate secondary highway access into Grove Road'*. We assume this means along Marshcroft Lane. We object to that on several grounds: Marshcroft Lane is extremely narrow as it reaches Grove Road, and impossible for two vehicles to pass despite road markings; Marshcroft Lane is an important wildlife corridor which would be destroyed by such a proposal; the LP notes it is a Roman Road.
- Refers to *'established vegetated buffers surrounding the parcel'* – we would propose that these are mandated to be included in the *'green infrastructure corridors'* mentioned in the following section and that they link up with the

corridors surrounding Tr03 and along the existing, historical field boundaries. See DBC Urban Nature Conservation Study 2005/6 Appendix 7 Tring and map.

- See point above.
- There is reference to a 'community hub spine' but there is no other mention of this anywhere in the plan

We strongly believe that any development on Tr03 – as currently defined - should be rejected. There are far too many unknowns and gaps for there to be any confidence of a successful outcome. The revised definition of Tr03, from the previous "Options and Issues" version of the Plan, raises a number of very serious concerns. It is inappropriate to consider such a large area – divided by the environmentally significant Marshcroft Lane – as a whole.

We also believe (as per previous comments) that for any future considerations Tr03 (which has doubled in size towards Bulbourne since the 2017 draft Plan) should be treated as two distinct sites - one adjacent to Bulbourne Road (north of Marshcroft Lane) and the other to Station Road (south of Marshcroft Lane). They have different characteristics and when all points highlighted below are considered it is likely that they would have very different use. Finally, Marshcroft Lane should be regarded as protected land and NOT bisected.

In addition, proposals for this site should be guided by the principles outlined in the 'Tring Fields', '21st-century Market Town', 'Linked Wildlife Corridors' and 'Sustainable Energy Use' Visions summarised above. They should – being prime agricultural land and adjacent to AONBs – be explicitly held to the highest standards of energy efficiency for both construction and operation.

- Site Tr03 is traversed in an approximately north–south direction by pipeline E77 of the UK oil pipeline (UKOP) system. There are very strict regulations regarding development in the vicinity of buried pipelines which will have a bearing not just on what is built in the area but how it is built. It is surprising and a concern that this pipeline has not been identified as a planning issue
- As part of Green Belt development, the design principles that apply to this site should be of the highest order, especially given the proximity to and visibility from AONBs and the major wildlife corridor along the Tring side of the Grand Union Canal
- It is stated that *'the allocations New Mill and East of Tring should be planned together, preferably as a joint plan or as a minimum through closely aligned masterplans taking an integrated approach to the joint site area'*. We would agree that considering these allocations together makes sense but would dispute that this automatically means that sites Tr02 and Tr03 have to be physically linked together, because doing that, inter alia, will destroy the wildlife corridor and heavily used leisure facility aspect of Marshcroft Lane, and thus be in breach of NPPF para72a for environmental net gain
- If development takes place at Tr03, it is important that this site and the adjacent Tr02 are structured in such a way as to create a community complete with all relevant infrastructure and amenities, given the distance from the existing town centre. It is illogical that while the urban design principles contemplate a new community hub and a local centre, along with primary and secondary schools, the main shopping needs for the enlarged town are envisaged to be met via dramatic changes at the heart of old Tring. In order to minimise the climate change impact of this new development, to minimise unnecessary journeys, to foster the development of community and to take the

pressure off the centre of the old town, any major supermarket and other retail development should be considered for this site.

- We note the reference to the inclusion of 'blue infrastructure' but it is not clear whether this refers to new ponds/waterways (which would be welcome, and this might also acknowledge the real flood risk to this area) or simply a reference to the existence of the Grand Union Canal
- *'A new link road (30mph) to be provided connecting Bulbourne road and Station Road'*. **We object to Marshcroft Lane being bisected by any proposed new road** – in particular one of this nature – as this would effectively destroy an existing quiet lane, heavily used for walking and cycling. In the Plan Marshcroft Lane is identified as a Roman It is also an important and ancient wildlife corridor, and home to several rare species. In addition, there is a significant risk of such a road becoming a 'rat run', not just for new residents but as a result of it becoming a pseudo, outer ring-road for the east of Tring.
- Elsewhere in the Plan the proposed link road extends all the way to London Road. This highlights a significant issue with the Tr03 site – both Cow Lane and Station Road already become backed-up or gridlocked even today, without a considerable extra volume of Any additional road would cross an AONB and we would be against this in principle. **This matter must be resolved fully and be subjected to further consultation BEFORE any development on Tr02 or Tr03 is allowed to begin.**
- States, *'Development will need to take account of and/or mitigate the following landscape sensitivities [of]...the historic field pattern; areas of complex topography with associated higher levels of intervisibility; well established internal and external hedgerows.'* Given the requirements to establish joined-up green/wildlife corridors, we would propose it be easier to mandate that the existing hedgerow boundaries are maintained in any new The style of hedgerows found between fields in the Tr02/03 site are distinctive of the Tring area and a prominent natural landscape feature. It should be made clear that these must be subject to the same protection afforded to woodlands.
- States, *'Create a new green corridor linking the new woodland area to the north east with the existing built-up area of Tring along Marshcroft Lane to the adjacent allocation 'New Mill'[Tr02].'* There already is a green corridor – this wording could be interpreted to mean that a brand-new green corridor 'takes the place of' Marshcroft Lane. A preferred form of wording would be to establish a boundary of, say, 50m, either side of Marshcroft Lane to accomplish this aim
- States, *'Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site'*. As far as we can see (from Flood Risk Assessment Appendix C presented in the Evidence section associated with this Plan) the entirety of Tr03 is classed as zone 1. If this is correct, we would dispute this. Large sections of that land have been repeatedly flooded over the last 10 years. In addition, the number of times the word 'marsh' is connected to locations on the site is a clue to its historic condition. The land is criss-crossed with historic drainage systems and we have a concern that this has not been fully appreciated

In general, proposals for this site should be strongly guided by the principles outlined in the '21st- century Market Town' Vision summarised above.

All of the proposals for this site have a 1990s' feel to them – and instead should be aimed firmly at the type of space the mid-21st century requires. This is already well understood, supported by trends already in place in Tring and being pioneered by towns including Stroud and a collective of market towns in Yorkshire.

‘Allocated for (key development and land use requirements)’

- *‘Retail led development, including a medium or large supermarket’*. We disagree that this should be a key driver: Tring town centre has a high level of empty retail space in the High Street and scope for additional development. New retail patterns are unlikely to change this. We question the need for modern, additional retail space.

A supermarket on this site should be firmly rejected and reference to it removed from Tr06 plans. With the proposed development at Tr03 this site makes less logical sense, would needlessly increase traffic and congestion and lower the amenity of the area for other purposes. We believe there is a much stronger case for siting any additional supermarket at the Bulbourne side of the Tr03 area, or close to the Garden Centre (rather than Tr01) – thus reducing net traffic considerably and also better serving the villages to the north of Tring.

- *‘Car parking, including at least as many public parking spaces as at present’*. Changing the Forge Car Park layout so that there is no entry/egress on the High Street would facilitate the occasional or permanent pedestrianisation of the town centre and consideration of this option should be made in the Plan. This would extend to using the space as a modern public transport hub.
- *‘Food and drink, and leisure uses’*. We feel that greater emphasis should be placed on this. In keeping with Tring’s distinctive character there is a potential opportunity to develop a modern, custom-built ‘destination’ market space instead at this location.
- *‘Replacement of Local History Museum within the new development’*. This feels like a ‘developer-led’ requirement. The Local History Museum is a recent conversion of a historic auction house building and replacing it would be to remove an important link to the market that gives the town its main It should be retained, and better use made of the space around it to encourage visitors and tourists.
- *‘Offices or housing above retail development and on the Brook Street frontage’*. This feels like a developer-led conclusion on the use of this space and should be resisted. Housing in such a space would be wholly inappropriate and other sites have been identified that are better suited for additional office space. A possible exception – in keeping with the community/leisure concept – might be the creation of dedicated ‘repair shed’ facilities that could also meet other community needs.
- We agree that the height and character of any development here is critical to the success of this space at the gateway to Tring High Street. Low-key, low-rise and open should characterise this space
- The summary for Tr06 does not include a section on this. In fact, there is one of the few opportunities here to proactively increase biodiversity. The ‘brook’ on Brook Street was covered over some years ago and could be uncovered to provide a green frontage to any development here.

Yes / No
 * **Yes**
 * **No**

No

Proposal & Sites Tring Other Sites comment	
Included files	Area.pdf
Title	Tring
ID	EGS6424
Person ID	1264944
Full Name	Anna Sewerniak
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the Dacorum Local Plan.</p> <p>All Tring sites,</p> <p>I am particularly opposed to the huge size and scope of the proposed development in Tring.</p> <p>Tring bears the brunt of this plan. When you translate the plan into what is being proposed it leads to a 55 per cent population growth for Tring.</p> <p>The population growth for Dacorum is nine per cent. Hemel Hempstead and Berkhamsted have plans for 20 per cent, other smaller towns that are more like Tring get 10 per cent growth. Why does Tring have to have that size of growth? I object to this unjust and unnecessary allocation of housing.</p> <p>The plan will involve an incursion into Green Belt land within the Chilterns Area of Outstanding Natural Beauty. It will annihilate farms. The habitats of our local wildlife will be destroyed, in turn destroying our wildlife. These will be lost resources for future generations for ever. Residents of Tring, including walkers, joggers and families will be deprived of these much loved amenities and their mental and physical well-being will suffer. There are no suitable local alternatives. I do not believe these are “exceptional circumstances” and do not support such an exaggerated and detrimental growth.</p> <p>Tring does not have the capacity for such growth in a relatively short time and infrastructure has not been considered. It will create what will amount to a whole new town around the outskirts of the current town, the inhabitants of which will expect to share many of the existing amenities of Tring.</p> <p>Traffic increase, due to these developments, will cause air pollution, congestion and do serious harm to Tring's inhabitants.</p>

During the Coronavirus pandemic, the efficient and successful use of technology has facilitated significant changes in our way of working. It has been widely reported that increased home working has led to the freeing up and reduction in use of office space. Looking forward, this is likely to become an increasing work mode choice for many due to the advantages for businesses, employers, employees and also the protection of the environment.

A lot of developments have recently been and are being carried out in and around Tring. The primary purpose of these developments is to serve developers, shareholders and wealthy Londoners and the house prices will reflect this. A more cost effective and environmentally friendly proposal would be to repurpose empty London offices to provide affordable housing.

In Tring, due to the pandemic and to the increasing use of online commerce, there are now several unoccupied retail premises. These could also be reassigned for provision of affordable housing.

In the current situation, rather than pushing ahead with this development plan, it would be prudent to wait until the country has recovered from the pandemic when development proposals can be reassessed in light of changed circumstances, reformed working practices and the changing needs of people. This would also enable a review of alternative options, particularly as the current development plan is on such a large scale.

The government has promised to 'level up' the economy, living standards and life chances across the country. The government has announced a review of the rules for deciding which public investments go ahead, with the intention of increasing the share going to areas outside of London and the southeast of England. There is also the Northern Powerhouse, the proposal launched to boost growth in the north of England.

There is a countrywide necessity to invest in the North to get the North of the country out of poverty and deliver on the Government's levelling up promise.

The Dacorum Local Plan needs to be put on hold. In addition it will then need to be reviewed in order to bring it in line with updated facts and changed national circumstances. It will need to be brought into the more realistic and fairer realms of actual, not perceived or wished-for regional needs.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS6505

Person ID 1264977

Full Name E Ling

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am particularly opposed to the huge size and scope of the proposed development in Tring (all sites). Tring bears the brunt of this plan. When you translate the plan into what is being proposed it leads to a 55 per cent population growth for Tring.</p> <p>The population growth for Dacorum is nine per cent. Hemel Hempstead and Berkhamsted have plans for 20 per cent, other smaller towns that are more like Tring get 10 per cent growth. Why does Tring have to have that size of growth? I object to this unjust and unnecessary allocation of housing.</p> <p>The plan will involve an incursion into Green Belt land within the Chilterns Area of Outstanding Natural Beauty. It will annihilate farms. The habitats of our local wildlife will be destroyed, in turn destroying our wildlife. These will be lost resources for future generations for ever. Residents of Tring, including walkers, joggers and families will be deprived of these much loved amenities and their mental and physical well-being will suffer. There are no suitable local alternatives. I do not believe these are “exceptional circumstances” and do not support such an exaggerated and detrimental growth.</p> <p>The proposed Tring housing areas are chalkland which has many unique hydrogeological characteristics that make it particularly prone to groundwater flooding. This could give many problems for the Town.</p> <p>Tring does not have the capacity for such growth in a relatively short time and infrastructure has not been considered. It will create what will amount to a whole new town around the outskirts of the current town, the inhabitants of which will expect to share many of the existing amenities of Tring.</p> <p>Traffic increase, due to these developments, will cause air pollution, congestion and do serious harm to Tring's inhabitants.</p> <p>During the Coronavirus pandemic, the efficient and successful use of technology has facilitated significant changes in our way of working. It has been widely reported that increased home working has led to the freeing up and reduction in use of office space. Looking forward, this is likely to become an increasing work mode choice for many due to the advantages for businesses, employers, employees and also the protection of the environment.</p> <p>A lot of developments have recently been and are being carried out in and around Tring. The primary purpose of these developments is to serve developers, shareholders and wealthy Londoners and the house prices will reflect this. A more cost effective and environmentally friendly proposal would be to repurpose empty London offices to provide affordable housing.</p>

In Tring, due to the pandemic and to the increasing use of online commerce, there are now several unoccupied retail premises. These could also be reassigned for provision of affordable housing.

In the current situation, rather than pushing ahead with this development plan, it would be prudent to wait until the country has recovered from the pandemic when development proposals can be reassessed in light of changed circumstances, reformed working practices and the changing needs of people. This would also enable a review of alternative options, particularly as the current development plan is on such a large scale.

The government has promised to 'level up' the economy, living standards and life chances across the country. The government has announced a review of the rules for deciding which public investments go ahead, with the intention of increasing the share going to areas outside of London and the southeast of England. There is also the Northern Powerhouse, the proposal launched to boost growth in the north of England.

There is a countrywide necessity to invest in the North to get the North of the country out of poverty and deliver on the Government's levelling up promise.

The Dacorum Local Plan needs to be put on hold. In addition it will then need to be reviewed in order to bring it in line with updated facts and changed national circumstances. It will need to be brought into the more realistic and fairer realms of actual, not perceived or wished-for regional needs.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6535
Person ID	1264992
Full Name	cathy court
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>The proposed area for development in East Tring and Dunsley Farm is massive and it will change the whole feel of this market town. IT will be difficult to accomodate this growth of population and the associated increase in traffic in the town's infrastructure.</p> <p>The roads inside the town (the high street and brook Street) won't be able to accomodate these changes. These area are congested enough as it stands.</p> <p>Surely it makes more sense to have a larger number of smaller development sites throughout Decorum.</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6536
Person ID	1264906
Full Name	carol nutkins
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The town cannot accomodate this additional amount of housing or people. The town itself cannot cope with the addtional traffic and footfall. The train service prior to Covid was already stretched with commuters having to stand all the way ot Euston.</p> <p>As a Market town this amount of housing will change the character of the town forever.</p> <p>The numbers for Tring are already 5 or 6 years out of date and more recent data suggests lower numbers than this plan.</p> <p>If travel to work goes back to anything like pre covid the A41, surrounding roads and streets will be congested.</p>

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6580
Person ID	1264997
Full Name	Sebastian Gibbs
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr01 and Tr06. There is already a supermarket (Tesco) which would be opposite this proposed addition in Tr01. Why is there the need for a new supermarket? Any large supermarket will only consider moving to a town if there is the need for it. I doubt very much there is this need. No supermarket would come to Tring to go into Tr06. There is not the space or need for one. There is already a small Morrisons opposite the proposed site in Tr06.</p> <p>Tr02 & Tr03. Upon what basis have you calculated the housing requirements? This plan as I understand it is based on 6 or 7 year old data, is this correct? My understanding is that there is no longer the need for the volume of housing you are basing your plans on.</p> <p>The land in Tr03 floods, frequently. How can you build houses there?</p> <p>How would a link road be provided between Bulbourne Road and Station Road? What about Marshcroft Lane, how would you traverse the lane? Marshcroft Lane is a single track lane. To have a link road you would surely have to go over or above Marshcroft Lane. There is no way you could allow traffic to come up and down Marshcroft Lane.</p> <p>Putting housing in Tr02 and Tr03 would destroy the countryside and also ruin the peace and tranquility of the area.</p> <p>There is already a lack of green open space to the East of Tring. By adding more houses would make the situation even worse.</p>

Why has there never been investment in a proper cycle path and pavement along Station Road to the station? Widen the path and install some lighting. It has been like this for as long as I can remember. (I've lived in Tring since 1969)

Where is the need for an additional FE school?

General comments about Tring proposals:

Tring town centre needs help in the wake of the pandemic and focus should be made here in creating a decent neighbourhood shopping area for what befits a market town.

There has been, and continues to be, infill housing going on in the town. LA5 is not yet complete. One of your proposals is to add another 50 houses into a site next to the existing LA5, which seems to at least be a reasonable location for housing.

Green belt land should not be used in my opinion. There are enough places in Tring having houses built already which surely will cover the additional number of houses required?

The infrastructure to accommodate further housing is lacking. The GP surgery is struggling to cope with the numbers of patients and also struggling to recruit enough GPs.

There is not enough affordable housing in the town for local people to get on the housing ladder.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS6602

Person ID 1263923

Full Name Hilary Hurst

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The plans are grossly disproportionate to the size of Tring. Amenities are already overstretched and the additional homes at Roman Park will add to the oversubscription of services, use of amenities and road congestion before any of these subsequent plans are considered. The historic town of Tring, its character and history will be lost if these plans are pursued. The proposed plan for TR03 in particular is far too vast for the area, covers an area of SSSI on the land and is unservicable by road for the volume of traffic such a development will produce. Plans that infill should be considered first over those which grossly extend the town's footprint as they can retain the intrinsic character of the town. However, there will not be sufficient amenities to service these anyway. The plan is a blatant disregard for current inhabitants in its current size.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6634
Person ID	1265007
Full Name	Duncan Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6653
Person ID	1264995
Full Name	David Rolfe
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	<p>My comments are general about the size of proposed development for Tring.</p> <p>As a resident of Tring for over 60 years I have seen many changes over the years, some good and some bad, but I don't think any of the past developments have changed the Town in the way that I believe these proposals will do for the worse.</p> <p>The level of expansion proposed in these plans for Tring is in my opinion going to ruin the character of the town, cause an excessive pressure on the resources of the town and destroy huge areas of beautiful countryside.</p> <p>In the light of recent Covid-19 issues I think a full rethink of housing policy should be applied. Surely the lack of response to this plan is also an indication that there is also a need to rethink during this current climate so that everyone in Dacorum can be fully aware of what is actually being proposed.</p>
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS6660
Person ID	1265002
Full Name	Natalie Wilson Desouza
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of greenbelt land in Tring which is in an AONB. Greenbelt land should not be developed for housing especially on such a large scale. Tring is a small market town and the proposed developments are too large and overbearing.</p> <p>The proposed redevelopment of New Mill and East of Tring are too close together and will end up merging.</p> <p>There would need to be an extensive upgrade in frequency of buses and installation of safe cycling corridors to encourage people to access the town centre without a car. The high street already gets congested and there will be issues parking as the numbers of motorists increase.</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6721
Person ID	1265036

Full Name	Tom Burrows
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Not proportionate for Tring. Destroys too much Green belt and would destroy the town. Completely unacceptable in terms of % increase. Tring and the surrounding villages should be protected at all costs.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6724
Person ID	1264963
Full Name	Naomi Grieve
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	This is an objection for all current development proposals set out for Tring in the Dacorum Local Plan, and calls for greater consideration of development scale, typology and location.

As a relatively new resident of Tring, drawn to its unique and charming character, beautiful setting and good level of services, it seems inconceivable that a development of this scale has been proposed. We moved to Tring in October 2020 during lockdown and given how popular the high street is during these quieter times, I primarily wonder how busy it'll be when things return to 'normal' - but more so how it would cope with approximately 2,700 new households and a 55% increase in population? It seems the infrastructure struggles as it is, a view is upheld by many long standing residents.

Will the proposed housing be truly affordable? I would support a notion for a sensitive proportion of well designed higher density housing typologies built on brown field sites, as opposed to hundreds more detached and semi detached houses on precious greenbelt land.

Furthermore, as a professional working in the architecture industry, I am afraid I am rather sceptical about both the quality of new build housing and its response to context. I find it a real shame that all new developments of this type and size appear to look the same up and down the country. Looking at it from a larger scale, it seems Tring is well served by numerous larger towns in its vicinity, so is it really necessary for Tring to become similarly sized? Should we not support a landscape of varied settlements - each with their own characters and offerings? With that in mind, it seems these larger settlements are better equipped to accommodate such vast development and the proposals for Tring are both disproportionate and wholly unsuitable.

I believe proposing a supermarket on the market and museum site both undermines Tring's 'market town' status and goes against the town's ethos of 'supporting/shopping local'. The amount of independent shops and businesses in Tring is arguably one of its best attributes which ought to be championed by the council. These proposals fail to do this.

Though I do support the notion of boosting local enterprise by offering more business premises, I would urge the council to solely look to develop brownfield sites / repurpose disused buildings before building on greenbelt land. (Repurposing existing buildings is also better for the environment.) In addition, we need to carefully consider the future impact of the Covid-19 pandemic on our work patterns and I question whether the proposed business/office typologies best serve our community.

Yes / No
* **Yes**
* **No**

No

Proposal & Sites Tring
Other Sites comment

Included files	
Title	Tring
ID	EGS6728
Person ID	1265066
Full Name	Greta Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	TR01 – Dunsley 400 homes. This is Green Belt land, and a very sensitive site as it is the Gateway into the old market town of Tring. An “estate” of 400 houses at the entrance to the town would be wholly inappropriate.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6732
Person ID	1265066
Full Name	Greta Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

* Yes	
* No	
Proposals and Sites Tring comment	TR02 – New Mill 400 homes. This is Green Belt land, with views over the countryside. It is a historic area of Tring which will lose it's identity with such a large invasion of new homes. It is immediately adjacent to TR03 and would therefore constitute a total built area of 1,800 homes.
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6736
Person ID	1265066
Full Name	Greta Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	<p>TR03 – East of Tring 1,400 homes. This is the most sensitive proposal, again on Green Belt land. It is adjacent to the AONB and would therefore have a disastrous impact on it.</p> <p>It would resemble a new town, as it is too far from the centre of Tring to be included in the community. Provisions are planned for new schools in this area, but no provision for Doctors' Surgeries and other services and infrastructure.</p> <p>The distance from the town means that the proposal is not sustainable, as cars would be back and forth all the time. The same situation of unsustainability would apply to new schools over a mile out of Tring centre, with a large number of residents having to drive, rather than walk.</p> <p>The building of new roads and roundabouts in this Green Belt area is not acceptable.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6738
Person ID	1265066
Full Name	Greta Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	TR04 – Icknield Way 50 homes. This would be added to the number of houses already under construction along Icknield Way.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6742
Person ID	1265066
Full Name	Greta Brown
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR05 – Miswell Lane 24 homes. This site seems to be available for the construction of homes. Unfortunately it will not be pleasing for the well established homes on either side of Miswell Lane.</p> <p>The plan notes that the setting of the Grade II listed Windmill should be conserved, but instead of looking on to a hedge and trees, it will be looking on to a new estate of homes.</p> <p>Also to be noted is that careful landscaping and design would be required at the other side of this site which borders onto a large number of commercial companies.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6745
Person ID	1265066
Full Name	Greta Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	TR06 – The Brook Street proposal is unacceptable. This demands the demolition of historic buildings - Auction Rooms, Fire Station, Tring Local History Museum, Cattle Market, and cottages, which cannot be replaced in historic terms. This area is also regarded as a very attractive entry into Tring High Street.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6780
Person ID	1265030
Full Name	David Powell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr02 and Tr03: new housing, and therefore an increased population, in Tring should help support the town centre. However, with the large size of these proposed developments, together with their distance from Tring town centre, it seems inevitable that there will be an increase in traffic congestion around the town and particularly through the town centre and its car parks. Improved public transport and cycle paths may provide a small amount of mitigation to this but, particularly with the proposed new supermarket, cars must inevitably remain the most practical method of accessing the town centre for the majority of visits. The development plan does not seem to contain a realistic way of dealing with the increased traffic and this risks making the town centre a congestion blackspot.</p> <p>Tr06 and Tr01: With likely increased traffic caused by developments Tr02 and Tr03, the lack of a firm commitment to significantly increase town centre parking facilities in Tr06 seems certain to lead to further congestion along Tring High Street. Whilst the desire to promote more sustainable and environmentally-friendly methods of travel to and from the town centre are laudable, not accounting for a significant increase in car traffic appears very remiss. A vibrant and sustainable town centre is essential for the future of Tring. Developing it in a sympathetic way is of paramount importance.</p>

I suggest that Tr06 should be redeveloped to provide facilities for small businesses - not for a supermarket, which would surely be better placed in development Tr01. This will also help avoid extra congestion from supermarket shoppers who will predominantly be using car transport.

Tr06: Development at Tr06 should not replace Tring Museum, but rather should take design cues from it. It is an interesting building that is in-keeping with the town as an historic centre which has evolved rather than been overly planned.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS6798

Person ID

1265024

Full Name

Anna Maria Dewen

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I strongly oppose the proposed development on site TR01

There is a gully from this site leading to Damask Close/Station Road, which has been helping to clear rainwater from the land. I have serious concerns of flood risks to the local housing following any changes to this existing farm land.

This land is currently used by many locals, providing quick easy access to green open space. Building to this extent that is proposed would rob the local neighbourhood. It would also without doubt ruin the beautiful landscape, which would be a tragedy.

I also have concerns over the traffic that would be generated. Cow Lane is a narrow road (with sharp bend), and the junction from the A10 is already difficult to cross. I can't see how traffic can increase safely. In addition to this, I have serious concerns over the extra pollution that will affect our air quality and the local environment.

I cannot see how Tring Market Town is capable of surviving such proposed developments without losing it's unique character. I think we should be looking to preserve the charm of such a beautiful village, for it's locals and it's visitors, not destroy it.

Yes / No
* **Yes**
* **No**

No

Proposal & Sites Tring
Other Sites comment

Included files

Title

Tring

ID

EGS6836

Person ID

1264946

Full Name

Shaun Pope

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I strongly object to any proposals for development of the following sites
Growth Area Tr01: Dunsley Farm
Growth Area Tr2: New Mill
Growth Area Tr03: East of Tring
Growth Area Tr04: Icknield Way
Growth Area Tr05: Miswell Lane
Growth Area Tr06: High Street /Brook Street

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6837
Person ID	1265053
Full Name	Tom MacLean
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Tr03 comes across as (in conjunction with Tr02) an excessive number of houses to be built in a short space of time. Given that the population of Tring could be increased by over 25% from this site alone, notwithstanding the detrimental effect that it would have on the character and aesthetics of the town, whilst biting into the Greenbelt when there are many more suitable sites (for example, towards Hemel Hempstead where the need is greater), I object to Tr03 and Tr02
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6901
Person ID	403992

Full Name	Mrs Linda Hill
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>COMMENTS about DBC presentation of the proposal</p> <p>1. Timing of this survey is inappropriate during the pandemic and it should have been postponed indefinitely. Accessing the information online is not available to everyone and it very difficult to view. This is unacceptable and unfair for a public consultation.</p> <p>2. Conflicting/misleading information from DBC. I asked which potential development site was preferred – Dunsley/Cow Lane Farm Tr01, or land north of Station Road Tr03. Tr01 is owned by DBC but Tr03 was bought by Harrow Estates, a land acquisition arm of Redrow builders, in 2013. I was told by DBC that there was no preference for development between the two sites. I later found a document by Tring in Transition from Sept 2019 which had already recommended that Dunsley Farm should be developed first because other sites were too far for walking into Tring (this is incorrect, Station Road has a dual walk/cycle lane which is well used for access to Tring from the east).</p> <p>3. Inadequate Proposals Map available online from DBC. Map needed enlarging to 500% in order to see any detail of Tring at all. A dot-dashed green line was drawn around the Dunsley/Cow Lane Farm area, but this line was not identified on the Legend. DBC told me it was a redrawn Green Belt line. The redesignation of Green Belt land is a serious matter – why was this not made clear on the map?</p> <p>4. Housing need figures for Tring. I asked DBC if this figure took account of the government’s latest proposals. DBC said that if the figures were recalculated they would be even higher. A recent flyer from the Liberal Democrats states the opposite - that the DBC housing need figure is over estimated and based on old data. If this figure is still disputed it undermines the whole DBC case for the Tring development.</p> <p>DBC’s own documents state that: <i>'The market towns and large villages will accommodate new development for housing, employment . . . provided that it . . .</i> <i>a) is of a scale commensurate with the size of the settlement and the range of local services and facilities;</i> <i>b) helps maintain the vitality and viability of the settlement and the surrounding countryside'</i></p> <p>The ‘housing need’ for Tring presented by DBC is vast. Tring would double in size. There is very little industrial work available, most is in services and shops. The town centre is extremely small even for the existing population, with narrow</p>

pedestrian streets. A steady stream of cars, vans and buses pass very close to pedestrians. There is no scope at present for the High Street to be significantly redesigned, pedestrianised or enlarged. How would it cope with double the number of shoppers?

SPECIFIC COMMENTS

Tr01 – Green belt land Dunsley and Cow Lane Farms

This site houses two farms of historic interest where Tring families have been tenant farmers for generations. Dunsley farm, opposite a large supermarket, already has a small brewery and a café and shop and there is some scope for extending these smaller units sensitively.

Cow Lane Farm has a Highest level protection from Natural England for its special properties (natural, grazed, unfertilised land which promotes the production of rarer wild flowers), and to lose this historic landscape would be tragic.

Both farms are encircled by AONB, and are immediately visible when entering Tring from the bypass. To lose this farming heritage and green belt asset would be irreparable and cannot be mitigated. On DBC’s own designation, this land is unsuitable for development.

Tr03 – land to the north of Station Road

This site is enormous, almost as large as the existing town. There has been constant lobbying over the years from Harrow Estates to classify this land for housing development. However, the sheer scale is horrific. Although new schools etc. could be built, Tring High Street would not withstand the pressure of people and traffic. Many families have moved to Tring from London with the result that house prices have rocketed and new homes are built specifically for the high end of the market. Tring young people have no choice but to move out of the area, not for jobs, but because of unaffordable housing. This situation will not be resolved by building more expensive houses. There is housing need, but it is at the lower end of the market.

Yes / No * Yes * No	No
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Proposal & Sites Tring Other Sites comment	
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Included files	
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Title	Tring
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ID	EGS6932
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Person ID	1261827
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Full Name	Ian Brener
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Organisation Details	
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Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	This is an awful way of getting a response from ordinary citizens. The document is over long and unreadable. It is ridiculous and irresponsible that this is happening during such an unprecedented crisis for our country. I can't believe that this is legitimate. I endorse the response from the CCG
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS6976
Person ID	1265096
Full Name	David Ball
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Site Tr02 (New Mill) will introduce an unacceptable number of vehicles to the Icknield Way/Tringford Road/Bulbourne Road/Wingrave Road roundabout with a large proportion of the traffic travelling down the already hazardous Brook Street to reach Tring town centre.

Site Tr03(East of Tring) puts even more traffic on to this roundabout, or alternatively to the Station Road/London Road junction with knock on impacts across the eastern side of the town

Both of these sites will potentially put further pressure on Grove Road creating safety issues around Grove Road Primary School.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
 Other Sites comment

Included files

Title Tring

ID EGS6995

Person ID 1263321

Full Name TSEL Secretary TSEL

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes
 * No

Yes

Proposals and Sites Tring comment

Tornadoes notes with some alarm, that whilst within the Tring Delivery Policy and Strategies, the football / sports provision requirements are identified, within **Tring Allocations – Growth Area Tr01: Dunsley Farm**, there is no mention of the circa 18 hectares of open space and sports / leisure facilities.

Therefore, a bullet point should be added on p316/317 now and marked on the site allocations plan for the avoidance of doubt for all involved.

Then, under Site-specific requirements, the same football / sports provision should be set out in the Site-specific requirements as part of the Social and Community requirements.

Tornadoes notes that within the allocations of Tr02, there is provision for public open space. In much the same way as other parts of the Tring allocations include a defined amount of hectares allocated, this should be the case for Tr02 open space.

Then, in addition to the size, Tornadoes would like to see the proposed location of this open space marked on the Tr02 plan and, a description of what the expected use of this public open space will be set out in the Site-specific requirements as part of the Social and Community requirements.

Tornadoes notes that within the allocations of Tr03, there is provision for both a new neighbourhood centre (and that is to include a sports / community hub) and public open space.

In much the same way as other parts of the Tring allocations include a defined amount of hectares allocated, this should be the case for Tr03 *A new neighbourhood centre to include a sports/community hub and Public open space.*

Then, in addition to the size, Tornadoes would like to see the proposed location of the new neighbourhood centre, sports / community hub and public open space marked on the Tr03 plan and, a description of what the expected use of each of these amenities will be, set out in the Site-specific requirements as part of the Social and Community requirements.

Tornadoes has no specific comments or observations to make in relation to these allocations, except for the general comment / observations, that where they could be reconfigured, in order to enable further football / sports playing space to be created at Growth Area Tr01: Dunsley Farm, then they should be.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS6996

Person ID

1263500

Full Name

Jessica Haigh

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment	<p>400 houses seem extremely excessive on the Growth Area TR01. This beautiful farmland has been a part of Tring for years and helps give it the market town identity. Surely it would be better for the town, environment, and climate, to keep some of the farmland and spread out the housing. Maybe even halve the number of housing being created. Additionally, how will the rest of Tring, the roads and infrastructure cope with this many houses being built in this area?</p> <p>Growth Area Tr03 is also an extremely large development, which will severely impact Tring's market town status. With this many houses, I am not sure how the facilities such as medical centres, dentists, and supermarkets will cope with demand. As well as the roads. I hope this is all seriously considered when building this development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7015
Person ID	1265112
Full Name	Tom Axon
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I appreciate there is scope for new dwellings in Tring and support the building at the cemetery end of the town but the vast scale of development proposed will overpower and dwarf the existing town ruining not only the towns feel but its ability to maintain its character. No thought has been given to how this extra amount of people living in the town will spend their leisure time. This will almost certainly heavily impact the rural villages negatively especially at the weekends. The desire to protect the AONB will not be met if a development of this scale takes place. Too many people, too many vehicles in too small a space all attempting to do the same sort of activities at the same time. See the Wigginton village sports field car park on a Saturday during the recent Covid lockdown as an example. The amount of people travelling to the area is having a very negative impact on the residents of all the local rural villages and hamlets.</p>

In reality many new residents will use the Tring main line station, almost all of them using it at rush-hour where even with the recent parking improvements there is no space after 9a.m. usually.
I am strongly apposed to the scale of the development being proposed.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7040
Person ID	1265058
Full Name	Rick Ansell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The propasal almost doubles the size of Tring thus totally changing the character of this very old Marlet Town. Tring Station is quite some distance from the twon especially some areas of propsted development. There is likely to be a major increase in people driving to the station where car parking is already difficult. Increasing car parking facilities will further damage the rural nature of Tring Station.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS7053
Person ID	1265105
Full Name	Jonathan Tay
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Tr03, this will be a disaster for Tring Station commuters (full car park already), with most people likely to drive for most of the year. A secondary school will add to the congestion in the area, Station Road will likely become gridlocked with an additional junction with school traffic.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7057
Person ID	1265118
Full Name	Helen Beeley
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>My comment is on all Tring proposals as a whole but particularly TR01/TR02/TR03.</p> <p>Combined the Tring proposals will increase the size of the town by 55%, putting overwhelming pressure on local facilities and roads. The plans do not and cannot include adequate provision for schools, healthcare, residential parking or retail for the amount of additional population the new houses with bring to the town.</p> <p>The size of the development also brings a huge loss of green belt and agricultural land, so close to the Areas of outstanding natural beauty. No landscaping will mitigate this loss for future generations.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7071
Person ID	1265069
Full Name	Tony Moreno
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Firstly I wanted to comment that we have just moved to tring, after reading through many of the comments it seems absurd to believe that any thought has gone into the proposals dotted all around the town.</p> <p>Firstly the sheer scale of growth without any thought of all the tertiary factors. Road Infrastructure, Amenities and the exact reason that people choose to relocate to the area. Best start planning the revised Tring marketing, 'Overly Crowded Market town without a Market'.</p>

As for the proposal TR01-TR06 each has very clear and obvious flaws in the thinking. TR01 - Least impact to current residents however give a pretty great welcome to the 'Market Town' with proposed areas of office/industrial. Further to this the area of land being unsuitable due to flood risk, and access off cow lane, opposite sport pitches with no parking anyway, sounds like a great way to cause issue on weekends, sports team/roadside parking and a main access route to 400 homes. TR02 - Aside from the obvious effect on current residents currently enjoying views across Marscroft Farm. (I guess one way to create affordable homes is to devalue your current residents properties). But also to suggest that traffic should be pushed towards Bulbourne road, directly pushing flow of traffic to Icknield Way where other proposed plans affect any drivers leaving the town, and if not pushing vehicles towards Tringford road, Or the double bottleneck near the Grand Junction Arms and the Railway bridge, and failing those two options the view to access Grove Road, already a road in need of additional traffic calming as well as school, and then access across station road onto Cow lane, which your other proposed site already has implications. TR03 - Maybe this should be named East Tring. More homes than most other Market Towns have in total, no matter I'm sure there are great traffic links. Or not, a B road to the north, and Station Road to the south, connection through an access road to the West and a Canal to the East. Combine this with TR02 and TR01 and East Tring may even get City Status. Never mind further view destruction, but the environmental impact, everyone's been looking for a canal walk with equal views of the back of someone's house. TR04, there's a small gap between something that's already started, why not cram some more in. TR05 - Same, the other bit of land just the other side of the Business Centre, I guess when in Rome, at least the developers only have to move a couple of hundred meters. TR06 - What more can the people say - market town without a market, removing a hub for community and right in the heart of the town. Let's remove all trace of history and ensure that we replace with new build flats with a couple of shops to completely ruin the character.

Needless to say the concept of just some of the proposals is absurd, but bundle them all together and give access to developers to make a quick buck. The only improvement to the local area will be the brand new roundabout shoved at the entrances to these sites, infinitely more cars (that will all try to use already overcrowded roads) using 'market town'esque roads that are not built for volume.

Such a shame that Dacorum council feel the need to accept hand outs from developers to sell off the town and ruin it for existing residents as well as new. The main reasons are always painted to look like creating more housing stock, when actually only a very small proportion of the properties will actually aid this.

Also what part of this includes the housing that has already started at the west end of tring, West of the TR04 site, as it seems that developments like this are overlooked when looking at the next phase.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS7078
Person ID	1263561
Full Name	Alexander Bhinder
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The proposals for Tring would change the character of the village beyond recognition and are quite unacceptable. Too late to elaborate.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7079
Person ID	1265116
Full Name	andrew Koutsou
Organisation Details	Me - resident
Agent ID	1265101
Agent Full Name	andrew koutsou
Agent Organisation	
Yes / No	Yes

* Yes * No	
Proposals and Sites Tring comment	<p>all of them - too many houses for a small town of this size.</p> <ul style="list-style-type: none"> -lose the identity of the town - urban jungle at the expense of natural spaces - it will no longer feel like a town in the countryside. - overcrowding of town centre - increased traffic. strain on services. - increased parking problems <p>all of the above effect peoples well being.</p> <p>New Mill Development.</p> <p>I live (address removed) most of the proposed site is directly behind my house. Many of the local residents walk their dogs in those fields and i even take my skids slegding and hedgehog viewing at night.</p> <p>this development will also wreck the views looking towards the house from pitstone hill and ivinghoe.and changes the historic feel of the town. Its meant to be surrounding by nature and fields. You are making an urban jungle and building enough new homes that suit a requirements of a city not a town.</p> <p>I cant even park outside my house, and water presure is so low i can not have a decent shower if the neighbour has his tap on?</p> <p>I bought this house so I would not live in an urban jungle. as did a lot of the residents that live here. You are destroying the landscape and identity of this town. TOO MANY HOUSES.</p> <p>Tring 2,700 houses, berkhamstead 2,236</p> <p>more houses in the small town??</p> <p>Not very well thought out, what do the local politicians and major think about this. the residents are not happy. I can tell you that.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS7093
Person ID	1264622
Full Name	Laurie Garner
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>In this year-long Pandemic, the need for good mental health has been brought into sharp focus more than ever before, and the availability of usable green space has been essential for wellbeing. The instigation of the Green Belt, Areas of Outstanding National Beauty (AONBs), National Parks and similar safeguards have been world-renowned initiatives, contributing significantly to the UK's reputation of being at the forefront of enlightened environmental planning. For the reasons above, it would be misguided to knowingly destroy precious Green Belt and AONBs in this development plan - a plan which risks compromising such careful and considered safeguards, as well as the health and wellbeing of citizens, both locally and nationally.</p> <p>In the Strategy, (pg 38 para 7.5.) it is acknowledged that the basis for calculating growth of housing needs in Tring is uncertain at best, and that the figures will need to be kept under review and reappraisal as a result. Though it is undeniably important to increase housing capacity, it seems disproportionate to be increasing the town's housing stock by 55-60% on such dubious premises. It is particularly vital to carefully re-examine the scale of this development, given that this proposed level would drastically change the town as it currently exists and alter the very essence of its character. Quality of life and wellbeing due to the overall environment in and around Tring is the reason why it is a precious and desirable place to live; the existence of farmland (Area Tr01) so close to the heart of the town gives relevance, context, and meaning to it being a 'market town' (Dacorum Emerging Strategy for Growth p31 Para 3c) - build over that, and what IS Tring?</p> <p>Anyone who actually lives in Tring will not recognise the assessment of traffic flows in and around the town given in the Strategy data. It is not only Brook St which suffers from unsuitable traffic levels: for example, the High St / Frogmore St / Western Rd area is often gridlocked, and the extra traffic from housing already under construction at the western end of Tring will exacerbate that situation. To the east of Tring, Cow Lane in particular suffers from very high levels of through traffic, especially in the morning and evening rush hours to and from the A41 and the nearby villages. The presence of the Rugby, Squash, Football and Bowls clubs, coupled with seasonal traffic to and from events at Pendley Manor leads to overwhelming congestion on a regular basis, which seems to have escaped the notice of the traffic surveyors preparing the brief. As is well known, the junctions at both ends of Cow Lane have sadly seen many serious and fatal accidents over the years; proposed junction 'improvements', whilst they may help in that regard, cannot mask the inevitable fact of massive traffic build-up and congestion given the potential additional 1,400 houses in area Tr03. In the Dacorum Topic</p>

paper on Transport, (Nov 2020, pg 39, para 6.13) it accepts that there will be increased flow on the A41 from Tring which will lead to increased congestion and delay at the M25 J20, and thus there will be an increase in traffic using local roads in an effort to avoid those delays. It seems this will only serve to exacerbate the issues described above.

Thank you for taking the time to read this and for hearing the concerns of local residents. I urge you to drastically reconsider these plans in light of the considerations raised in this letter, and others raised in the wider conversation regarding these developments.

Yes / No
* **Yes**
* **No**

No

Proposal & Sites Tring
Other Sites comment

Included files

Title

Tring

ID

EGS7147

Person ID

1265064

Full Name

Michael Drew

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I would like to register my objection to the over-development of Tring.

The plans to increase the number of houses by over 50% will destroy the nature and feel of this lovely, small market town - a market town that has been in existence as such for many centuries.

TR03 - The High St is so narrow that two buses cannot pass along much of its length. Brook St is even worse and cars cannot pass at all, with trains of traffic having to take it in turns to proceed along the single track allowed by the parked cars. The idea of inserting a major supermarket between the two streets is as ridiculous as it is unnecessary - sandwiched as it will be between M&S and Tesco, both within 200m!

TR06 - East of Tring. The provision of a further 1,400 homes on this site is simply out of proportion with the size of the town, and the existing service roads of Cow Lane, Marshcroft Lane and Station Road are simply inadequate.

Of course, Tring should develop. All communities must evolve, but that evolution should be gradual and considered, not an amassive knee-jerk reaction to external pressures.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7152
Person ID	1265125
Full Name	Chris Roberts
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The proposed expansion of Tring feels excessive, and will risk severely damaging the character of the town, particularly the massive growth to the North East and creating a separate 'mini town'.</p> <p>If a development of this size does go ahead please ensure transport links, particularly to/from the station are appropriate. Also parking at Tring Station was (until Covid) a significant issue, provision for increasing this should also be considered. Finally, if a new secondary school is to be built please ensure it isn't another Faith Based school - the CofE have assumed an inappropriate level of control of Tring School - as a minimum families should have a choice.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7174
Person ID	1265074
Full Name	Stephen Wilson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Far too many extra houses for a relatively small market town with relatively few facilities. One assumes high car ownership as most workers would be commuters
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7183
Person ID	1265080
Full Name	Ciara & Lee Kennedy-Washington
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The identity of Tring is that of a market town with a beautiful high street filled with independent shops and cafes. These features are the charm of the town and what makes it an attractive place to live and work.</p> <p>Building an additional supermarket in the town centre will have a significantly adverse effect on the businesses and town with an increase in traffic. Brook Street is already a very difficult street to drive down with cars parked along one side of the road.</p> <p>The open green spaces around Tring are necessary for the town's boundary and also to provide an essential wildlife corridor.</p> <p>Tr01</p> <p>The site would be our preferred option if this was shielded from the road and green spaces were integrated into the plan. Lowering road speed and making the route between this estate and the town would support walking / cycling access and help to ease the burden of traffic, which as it stands is already significant.</p> <p>An industrial estate at this location will also not be attractive as you come off the A41 to drive into Tring but provided it is blocked from view with trees it would be acceptable.</p> <p>Tr02</p> <p>We previously lived at a property on Wingrave Road that backed on to Grove Fields, development of these fields which is an elevated site will be an invasion of privacy to the properties along Wingrave Road. The fields are essential as part of the wildlife corridor between the reservoirs / College Lake and Tring Park. In recent years we have spotted barn owls in the perimeter of these fields as well sparrow hawks nesting in the fields. There were also wild orchids growing in this area. To develop this land would be detrimental to the ongoing conservation work in the area.</p>

Regardless of whether this area is to be considered / used for development or not, the footpaths between New Mill and Tring town centre need to be improved with lighting, drainage and maintenance in order to encourage walking and cycling. This will also be much needed to join this side of Tring to the High Street and town centre and reduce the reliance on using cars to run errands, therefore reducing traffic.

Tr03

To an extent it makes sense to develop Tring towards the station so that residents can walk or cycle to the station for their commuting needs. Station Road needs to have its speed limit reduced and for there to be lighting of the cycle-path and walkway to encourage this. Better drainage is also needed as Station Road floods in heavy rain. If development has to happen then the southern area of land that borders Station Road would be preferable to developing the whole of the Tr03 site.

.

Tr06

A retail development of this nature in the town will largely consist of franchise and chains which will detract from the character of the town and will put strain on and ultimately push out independent businesses. It will also lead to a huge increase in traffic (Brook Street in particular is already a very busy road). The proposal states that the existing number of car parking spaces should be maintained, therefore it can reasonably be assumed that the development will include a multistorey carpark which will not be in keeping with the market town identity, nor with the necessary focus on greener living and a focus on reducing reliance on cars.

Tring Market Auctions is a unique and hugely important business to the town that connects to its authentic identity and should remain in the town in its existing building and location. On auction and viewing days it brings people to the town centre which supports the vibrancy of the town and local businesses. Should this be relocated it will lead to the decline of the Auction House and loss of footfall for local businesses.

The Local History Museum occupies an original Rothchild building built in 1893 and therefore should not be demolished to make way for this proposed retail park/supermarket.

You cannot simply relocate certain aspects of Tring's history to new build properties in an industrial estate or elsewhere and think that there will be no negative consequences. This would be irreversible damage and a huge loss for the town.

The view of the church from Memorial Gardens should not be obstructed by any new development on this site. This is a very important link and should be retained. The views of Tring Park House should not be obstructed.

As part of the planning, all planning permission for ground level conversion to retail/restaurants to residential should be refused as it seems senseless to make these irreversible changes to the High Street to then argue the need to build a retail park (e.g Natwest building and old Restaurant 23, both of which have planning permission to be converted). If a case is being made at this stage that Tring needs more retail and restaurants then retaining, supporting and encouraging those on the High Street should be a priority.

Overall

Any new developments have to encourage walking and cycling into the town centre and therefore the plans for the new estates need to incorporate well-lit cycleways away from the roads. Further improvements to public transport between the town and the station would be essential, particularly as Tring Station car park is already at capacity. The cycle way/pathway between the town and station needs to have appropriate lighting.

Any new development needs to avoid soulless car centric new build estates and should be of a high architectural standard which respects the architectural prowess of the high street and surrounding buildings, that also retains existing trees and hedgerows with green spaces to provide much needed wildlife corridors. Streets should encourage walking and cycling and there should be an emphasis on outdoor play. There also needs to be a provision in all new developments for starter homes for young people so that they can afford to settle in Tring.

Ultimately there needs to be a recognition of and respect for Tring town boundary lines to protect the town by definition. Without adherence to any boundary lines the town will spill over and slowly merge with other small villages / areas of housing, thus destroying the 'market town' identity of Tring. The whole identity of Tring as a market town is based on the uniqueness and authenticity of its small businesses and architecture seen throughout the town centre and preserved within the conservation area in particular.

Overall we do recognise the need for additional housing in the area. However this needs to be undertaken in a sympathetic and responsible manner. Green spaces are essential and the boundary of the town is also very important. It should not become a sprawling mess of new build estates with no soul – Tring is a beautiful market town which has a fantastic, rich history and in which all residents take much pride. The charm and character of this town is embedded in its beautiful

architecture, friendly community and independent businesses. There is a very real risk to Tring's identity with the addition of thousands of new build houses and industrial parks.

Yes / No
* **Yes**
* **No**

Yes

**Proposal & Sites Tring
Other Sites comment**

The BT/Open Reach building that is accessed from Akeman Street would be a more appropriate of a business that could be relocated to an industrial estate as opposed to the local history museum or Auction house. The BT/Open Reach site could then be redeveloped to housing/flats with provision for resident parking.

Included files

Title Tring

ID EGS7196

Person ID 1265153

Full Name A Barratt

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

I'm struggling to navigate the response document and have had numerous errors appear. However, I hope these comments reach the right destination. My principal concern regarding this process is that while the documents state that consultation has been underway for a while, I only became aware of the proposals for Tring today when driving past Tesco when I saw a banner outside of the farm. Asking for consultations in the middle of lockdown cannot be right, either morally or I suspect legally. You have a duty to seek the views of the residents of dacorum and this patently has not been done. Outside of covid, one would imagine that town meetings, marches, demonstrations would have been likely which would have raised awareness. Instead, this consultation has taken place in 10 weeks while the government has told people to stay home to save lives. This action should be paused until lockdown ends.

With regards to Tring in particular, the proposal seems to disregard the fundamental character of the town and would not therefore benefit the existing residents. Instead, the proposal transforms the town into something it has never been and will in doing so, irretrievably and forever, destroy what makes this town special.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS7198

Person ID 1145885

Full Name Dr Oliver Pengelley

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

See my comments at point 23 above (Tring Delivery Strategy). I am opposed to the proposed developments in Tring which are inappropriately large for a town of Tring's size which has inherent limitations posed by aspects of its existing infrastructure. Development of these sites in this way threatens the historic character of the town and its setting, and may well turn large swathes of greenbelt into a commuter dormitory increasing pressure on the town which cannot be overcome by the proposed infrastructural developments.

In particular:

Tr01 - sandwiching development up against the noisy A41 is inappropriate and unfair to its future residents, it also compromises the green buffer between Tring and the A41.

Tr02 - as it is inherently tied to Tr03 it needs to be rejected as it offers not additional infrastructure for a significant number of homes, and will significantly overload Brook Street and Grove Road, where parked cars already cause traffic issues. If re-proposed on its own it could make some sense as a limited development to Tring, with additional infrastructure commitments.

Tr03 - this proposal for significant reduction of green belt land surrounding Tring will forever alter its character, particularly if developers are successful (as they so often are) overriding the requirements of local plans and providing identikit, high-density, amenity free estates. It is deeply inappropriate and grossly oversized. It will not be able to 'mitigate the landscape sensitivities' and will be unavoidably noticeable along the Ridgeway trail from Pitstone Hill all the way around Tring until crossing the A41, forever tarnishing these important and historic views. The walk down Marshcroft lane to the canal bridge is an important asset to the people of East Tring, used by many and a vital resource in recent lockdowns allowing people to get out into nature by walking from their houses and undoubtedly improving the lives of many. The suggestion that this development could 'enhance this asset' beggars belief, the nature of the asset is its rurality and feeling of being in nature, something 1700 houses cannot possibly do anything but destroy.

Tr06 - the Tring Local History Museum, marketplace, and auctions are key assets / heritage assets of the town that help forge its distinctive local identity. The marketplace provides a space for community events, including the farmers' market, the auctions a retail and employment setting for Tring and the surrounding area, and the Museum in its historic setting is an important cultural and heritage space. To remove, and quite possibly permanently destroy these assets would have a obvious and severe impact on that identity.

To replace these with a supermarket, retail and offices would take something distinctive and local and replace it with bland urban androgyny. Also, to maintain similar parking levels presumably involves the building of a multi-story car park, which would be deeply out of character. This is not to mention the size limitations of the surrounding roads, particularly the high street which is narrow and frequently blocked, and Brook street which is also narrow and only passable by one carriage way by the Silk Mill.

It is hard not to view this proposal in particular as an act of cultural vandalism, unconscionable by any right-thinking individual. It must be withdrawn from the plan.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS7200

Person ID 1265085

Full Name Mike Benstead

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I believe the plans for Tring should be withdrawn and reconsidered. I note that the supposed housing requirement for the borough is based on data from 2014: such an important plan must be based on up to date information. The plan must also be reviewed against the changes in peoples' needs and patterns of living to be expected as the pandemic subsides.</p> <p>This is a small market town which would be overwhelmed by the proposed scale of development. It is surrounded by green belt which is there to protect both the town and its setting as part of the Chilterns, and is of national as well as local importance. According to national guidance, building on green belt requires "exceptional circumstances" - how can expanding Tring by 50% or more conceivably be justified as an exceptional circumstance? The green belt assessment included in the evidence pack does not make any attempt to do so, merely arguing, in effect, that this is a term that has not been fully tested in the courts, and then ignoring it.</p> <p>I don't want to oppose all development here, Tring does need additional housing and employment opportunities, particularly of social housing for young people at prices they can afford, but this needs to be proportionate. The proposed expansion would destroy the character and community of the town.</p> <p>I would also like to associate myself with other residents' more detailed comments above on the Tring plans.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7226
Person ID	1265124
Full Name	Jim Eite
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The scale of proposal is disproportionate to the current town infrastructure and damaging to valuable green space.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7233
Person ID	1265160
Full Name	Helen Savage
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Tr03: This is an AONB and Green Belt. There is a working farm on this site. You say that you want to preserve the nature if the village of Bulbourne. This will not do that as it will swallow up the village as the development goes right to it. The impact on the environment and biodiversity of what is a rural area will be massive.
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7261
Person ID	1265164
Full Name	J. Reading
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Most of the proposals for Tring involve building on green belt land which is unnecessarily destructive. Indeed, the number of new dwellings proposed for Tring is far too high and it would be much more sensible to erect a substantial proportion in towns of greater size, like Hemel Hempstead, where there is a more commensurate number of jobs and facilities. Tring is a treasure of Hertfordshire, an unspoilt historic market town with a village-like feel, and it deserves to be treated as such and protected from the ravages of unfettered construction for the sake of hitting arbitrary quotas. Tring is already being subjected to large-scale building near the cemetery. Please prevent further loss of countryside by drastically reducing the number of extra houses Tring must bear and ensuring any new development occurs within brownfield sites. Thank you.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7272
Person ID	1261685

Full Name	Ian Edwards
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Completely disproportional to the existing town. Infrastructure - in particular roads - would be incapable of catering to such an increase in traffic.</p> <p>I believe the Grove fields area would be a flood risk.</p> <p>The Brook St development (TR06) would be a ridiculous addition and completely change the character of the town. Traffic would be horrendous as a result of that proposal.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7283
Person ID	1265173
Full Name	J.G. Reading
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	Yes

* No	
Proposals and Sites Tring comment	These proposals are going to destroy precious countryside for future generations and do not reflect the unique and historic town that Tring comprises. It does not make sense to place so many extra houses in a small market town without the necessary jobs and infrastructure. Please rethink.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7285
Person ID	1265168
Full Name	Jo Slade
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr01: Dunsley Farm</p> <p>I think the proposals to have 5.4 ha industrial estate here are flawed due to impact on congestion, pollution and impact on Tring's distinctive character.</p> <p>Tring is a rural market town and not an industrial area. Although additional employment space is welcome, particular care must be taken not to destroy the distinctive approach to the town flanked by hedgerows and flint walls.</p> <p>Not even small warehousing/storage should be catered for at this site on the grounds that the required structures were too large for this site and in what is otherwise a picturesque and green entrance to Tring. They also provide limited employment opportunities, disproportionate traffic flow, and are better catered for at the reserved spaces for this just 3 miles west of Tring down the A41 in Buckinghamshire or at Tr04.</p> <p>Again, there appears to be no cross-boundary discussion with AVDC/Bucks, which is contra to NPPF para35c.</p>

Using this area as a focal point for supermarkets needlessly increases traffic both across and through Tring from Tr02/Tr03 developments and the villages to the north of Tring.

Tr02: New Mill

I am really concerned that this is Green Belt development and that the design principles that apply to this site do not give adequate consideration local environment and any AONBs.

Tr03: East of Tring

I strongly believe that this is a bad idea for Tring which will profoundly damage the town for future generations. Tr03 is effectively the size of a large village / small town in its own rights and therefore needs to be self-sufficient in terms of amenities, social hubs, impact on local infrastructure, etc. It cannot be sensible to locate all amenities for this area in the heart of old Tring yet creating a parallel mini-town will also detract from Tring's character and heritage.

The development has not been thought through carefully either in terms of how it will enhance Tring and is also likely to cause substantial environmental damage, including Marshcroft Lane. The impact on utilities and transport links, including rail, needs to be fully reconsidered. As mentioned, the station parking is insufficient to accommodate any increase in the number of commuters and bus services are already full at peak times.

Tr03 is heavily dependent on 'A new link road (30mph) to be provided connecting Bulbourne road and Station Road'. This appears to be aspirational and in my experience these are often left to the last when coming to implementing. It is also highly likely that this will impact on Marshcroft Lane effectively destroying an existing quiet lane, heavily used for walking and cycling. In the Plan Marshcroft Lane is identified as a Roman Road. It is also an important and ancient wildlife corridor, and home to several rare species.

All this will then do is funnel additional traffic onto local roads that are already congested at busy times.

Tr06: High Street / Brook Street

This is right on my doorstep and I do believe that the proposals for this site need to be re-thought in light of a post COVID world and the need to build a sustainable market-town for the 21st century. The current plan does not even begin to look at opportunities to enhance Tring or show real imagination

'Retail led development, including a medium or large supermarket' is wrong for Tring given the proximity of Tesco, M&S Foodstore and the number of empty premises on the High St. Who will occupy these, and will it just impact on existing retailers negatively?

'Food and drink, and leisure uses'. I really believe that greater emphasis should be placed on this purpose. In keeping with Tring's distinctive character and greater imagination used in exploring this in the heart of Tring.

With the proposed *'Replacement of Local History Museum within the new development'* I worry that the plan is throwing Tring's heritage away. Does the plan propose demolishing this old building and removing another link with Tring's history? I agree it should be retained within a more sensitive development of this area and better use made of the space around it to encourage visitors and tourists.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS7291

Person ID 1265179

Full Name JANE DAWSON

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area,

accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7292
Person ID	1265179
Full Name	JANE DAWSON
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7293
Person ID	1265179
Full Name	JANE DAWSON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS7319
Person ID	1265194

Full Name	Ms Mel Pegler
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS7330

Person ID 864107

Full Name Mr Antony Hetherington

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based

upon the provisions of the site' s size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council' s own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7331
Person ID	864107
Full Name	Mr Antony Hetherington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No

Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7336
Person ID	1264435
Full Name	Rebecca Williams
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p><i>Please take this email as my formal response to the Dacorum Local Plan (2020-2038) Emerging Strategy for Growth Consultation.</i></p> <p><i>The Grove Fields Residents Association (GFRA) has responded in full to the consultation. My name was not included in the GFRA response because I joined the GFRA after the response was finalised and submitted.</i></p> <p><i>To avoid full repetition of the extensive points made in the GFRA response, I request you accept this as confirmation that I wish DBC to duplicate GFRA's responses under my name.</i></p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7341
Person ID	1207259
Full Name	Mr Graham Bright
Organisation Details	Chairman Grove Fields Resident Association
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS7342

Person ID 1207259

Full Name Mr Graham Bright

Organisation Details Chairman
Grove Fields Resident Association

Agent ID

Agent Full Name

Agent Organisation

Yes / No No
* **Yes**
* **No**

Proposals and Sites Tring comment	<p>The best land, if green belt land is required for development, is to the south of the Tring settlement on the land between the current settlement boundary and the A41.</p> <p>The triangular piece of land stretching between Cow Lane to the east, the A41 road itself and the A41 junction at the west end of Tring provides a man made boundary introduced when the A41 dual carriageway was developed.</p> <p>The triangular piece of land mentioned above should be infilled with housing before building housing to the East of Tring (east of Cow Lane and Grove Road) or north of Tring (north of Icknield Way) because this is all agricultural high value green belt land with currently unspoilt i.e. no A41, integration with the rest of the green belt and AONB.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7354
Person ID	1265351
Full Name	NICOLA BENSON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS7364

Person ID 1262854

Full Name	James Hardy
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am commenting on the proposal to increase the size of Tring by 50%. The high street cannot cope with more traffic, busses can't get down the high street when the postal van stops at the post office - its chaos. The car parks are full. People do not shop at supermarkets on foot. The railway station car park is full by 9am. There are very long queues to join the M25 (at A41 junction) in the rush hour. There are already insufficient doctors and dentists. Tring has lost its dump, the Berkhamsted dump is under capacity and Herts people are banned from the Aston Clinton dump. The proposals wreck the old market town and the beautiful Chiltern Hills. Where will the new residents work? More executive housing is not needed - yet the need for this development is driven by the need to fund a new school - this is not the basis for good planning.</p> <p>I suggest the the process you are running is profoundly undemocratic. To attempt to push through such a monumental and irreversible change during the worst pandemic in living memory is shameful. Your documentation hides meaningful information within a wealth of planning principles that have no meaning to the lay person - which could be interpreted as an act of deceit. The documentation and links you have supplied are far from easy for the lay person to use - for example requiring a signature above - how to do this in a Word document? And your website is a nightmare to navigate.</p> <p>In summary, I think you should begin again and focus developments imposed on Hertfordshire to the centre of the county away from the Chiltern Hills ANOB and adjacent to major infrastructure like the M1.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS7365
Person ID	1265363
Full Name	PHIL DOWDEN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>My primary concern is the scale of the proposed development and the impact it will have on the town of Tring.</p> <p>Although I understand some development does needs to be planned for in the borough of Dacorum, I believe that the current plan will result in too much change for Tring. This will fundamentally affect the character and nature of the town.</p> <p>Tring is a traditional market town, and the preservation of green belt around the town is particularly important - more so than a urban area with a modern commercial centre such as Hemel Hempstead.</p> <p>I am particularly concerned about the specific proposed developments for TR01 and TR06 which will affect the look & feel of the town centre in Tring. TR01 is the area that is visible when many people access the town from the A41 and the current green areas create a pleasant, rural impression which will be spoilt with further residential and commercial development. TR06 is in the heart of the town centre and I am concerned that the auction rooms will lose their current position next to the market place, which will be a loss to the reputation of the town.</p> <p>With such a large proposed development, there will be increased pressure on the infrastructure of the town in terms of schools, doctors' surgeries and retail space. And I would like to highlight the pressure of road traffic on the town centre, which already can get very congested. Any new development in the TR03 should have a 'distributor' road which will bypass the town and provide a new route to the railway station.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7378
Person ID	1265368
Full Name	KATHLEEN COX
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm – congestion, noise, air pollution, etc – for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free – this is a much appreciated aspect of the town – and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers (including many dog walkers), joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Re: TR01

Expansion of extra retail sites would take business from the existing High Street shops which are an essential part of Tring community. Building over the farm shop area is destructive too, this being a valuable asset to the town.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS7392

Person ID

1265374

Full Name

NICOLA CROFTS

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment	<p>A I am opposed to the development of proposed site TR01</p> <p>B Tring as a town has reached capacity with its infrastructure and cannot support such a large development with a result that it would be doubtfull if current shops, schools could meet the demand.</p> <p>C Tring is a very pleasant place to live currently and this could very well be ruined.</p> <p>D Tring would no longer be a small market town and completely loose its identity and charm as a great place to live.</p> <p>E Conservation of our local wildlife is of considerable importance and the development would have a very negative impact.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7398
Person ID	1262537
Full Name	Josephine Horder
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am a resident of Tring Station and my comments concern only Tring. I do not feel qualified to comment on the rest of the plan.

The plan does not clarify the 'exceptional circumstances' which would justify using two green belt sites at Tring.

Although I appreciate that there is a great need for additional housing across the UK, especially affordable housing, I am not convinced that sufficient thought has been given to prioritising brown field sites for development and also sites within existing settlement boundaries. In a country as densely populated as the UK it is all the more essential that rural and green belt areas are not only maintained but also awarded the highest value for their contribution to nature and to human wellbeing. The green belt east of Tring is especially sensitive as it abuts the Area of Outstanding Natural Beauty which is the Ashridge Estate and the Chiltern escarpment.

The town of Tring is small, compact and constrained. The High Street is narrow, and the pavements are dangerously narrow, which would be worsened by the increased traffic which would follow the proposed additional population. Tring is not suitable for such a massive development over such a short time span.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title

Tring

ID

EGS7407

Person ID

1265377

Full Name

PHILIP MOORES

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site ' s size and allocation strategy a

capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council ' s own Green Belt Review Evidence, it

offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title	Tring
ID	EGS7408
Person ID	1265378
Full Name	Stephanie and John Wilson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>We wish to place on the record our opposition to the building of some 3,000 new houses to the east of Grove Road and also north of the A 4251 in the east of Tring.</p> <p>In our opinion it would destroy the character of the town by building on green belt farm land. In our opinion the three hundred new houses near the A 41 interchange is of sufficient size for Tring.</p> <p>Such a huge population enlargement would change the nature of the town, from a small market town with a vibrant community spirit to an enlarged town able to be over influenced by newcomers who have no experience of living in this pleasant community.</p> <p>There are the additional caveats that would fail with insufficient town centre parking, medical facilities, water, electricity, gas, sewage, drainage, shopping facilities being overwhelmed.</p> <p>Such a large housing development would be better attached to larger towns such as Hemel Hempstead, Aylesbury, Leighton Buzzard and Milton Keynes.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS7409
Person ID	1265377
Full Name	PHILIP MOORES
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS7421
Person ID	1265380
Full Name	JON WRIGHT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS7422
Person ID	1265380
Full Name	JON WRIGHT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7428
Person ID	1261761
Full Name	Donna Ashcroft
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7433
Person ID	1265381
Full Name	DR SUE DAVEY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site' s size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p>

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council' s own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7434
Person ID	1265381
Full Name	DR SUE DAVEY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7447
Person ID	1265384
Full Name	Mr Stephen Crofts
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

In Addition:-

Tring as a town has reached capacity with its infrastructure and cannot support such a large development with a result that it would be doubtful! that schools and current shops could meet demand resulting in even more development. It is a very pleasant place to live currently but this would be ruined.

Tring would no longer be a small market town and completely lose its identity and charm as a great place to live.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7448
Person ID	1265386
Full Name	Mr Roger Sheppard
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm – congestion, noise, air pollution, etc – for all of Tring’s residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free – this is a much appreciated aspect of the town – and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers (including many dog walkers), joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

1 I am opposed to the development of proposed site TR01

2 The huge size of the development on the east and south of the town will destroy the area of natural beauty. This must be stopped and re-thought.

3 Tring has an unique character of a market town. The size of the town and surroundings, will be certain to be spoilt, the historic aspect lost.

4 To destroy the Tring Auction Room, the fire station, and the history museum is not a suitable way to regenerate the town centre. With Tesco, Marks and Spencer, and Morrisons another supermarket in the town centre would create considerable traffic.

5 By making such a large plan this would entail the need for more doctors, and another school.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS7455

Person ID 1265395

Full Name	Mr Michael Bushnell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable Harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm – congestion, noise, air pollution, etc – for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free – this is a much appreciated aspect of the town – and this would be lost forever if Tr01 is developed.</p> <p>The public right of way cross the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives.</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS7458
Person ID	1265397
Full Name	Marie Austen
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Tr06 Tring Retail specifically</p> <p>The idea of building a new supermarket in Brook Street is wrong on so many levels. Brook Street is a narrow, busy road with both vehicle and pedestrian traffic, particularly children going to Tring School. The additional traffic a supermarket would bring would cause disruption in the town centre and would bring increased risk of accidents to pedestrians.</p> <p>This area contains the auction houses and Tring Museum, both of which are major parts of Tring's History. Moving them and replacing them with some faceless new buildings would rip out the heart of Tring.</p> <p>The area itself is too small for a major supermarket, and there is already a small one (Marks and Spencer) in the Town Centre. If a new supermarket is required it would make sense to either extend the existing Tesco, or possibly build a new one at the Western end of Tring, where the new Cala houses are being built. This has an easy access to the A41 and existing roads, allowing the Tring residents from the other side of the town to use the bypass avoiding adding traffic in town centre.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7459

Person ID	1265398
Full Name	John Browne
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed sites Tr01, TR02 & TR03</p> <p>Just how is the town of Tring going to cope with a 2000 more homes to be built on the surrounding countryside? Answer: It wont. With 2000 more homes with, lets say 4 persons per household, that will be a further 8000 inhabitants!</p> <p>In your introduction video you say that 60% of Dacorum is green belt. With all of these proposals going ahead that will be a lot less. Is this something to be proud of?</p> <p>You also emphasize the road links to Londons 4 airports. With global warming is this really going to benifit Dacorums carbon footprint?</p> <p>In your proposals for TR02 & TR03 you mention that the vehicular access will be from Bulbourne road & Station road. Bulbourne road is already a main link to Dunstable and Luton. No consideration has been given to those who live in the hamlet of Bulbourne. At peak times there is already traffic congestion due to the narrow bridges over the canal and railway with traffic queues stationary outside peoples homes. This will only make matters worse for those living there.</p> <p>It will be a similar situation with Station road with the amount of traffic heading for Tring station. This will cause more problems for those in the Pendley area. More congestion=more pollution.</p> <p>With an area of 161Hectares for the three sites what will happen to the rainwater which soaks away into the water table?</p> <p>With a possible increase of 8000+ inhabitants, no mention has been made as to how this will affect the current water supplies.</p> <p>With recent hot summers and drought conditions the water levels of the reservoirs have been alarmingly low!</p> <p>Doctors Surgeries.</p> <p>No mention of extra surgeries/clinics has been made in any of the proposals. If these are to be included in community hubs then this should have been made clear. However if this is not the case then current surgeries would be swamped and peoples health put at risk.</p> <p>It is with the above points in mind that I am totally against the proposals.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7474
Person ID	1265549
Full Name	Miss Frances Paterson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * Yes
 * No

**Proposal & Sites Tring
 Other Sites comment**

Included files

Title Tring

ID EGS7475

Person ID 1263129

Full Name Elizabeth Norton

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes
 * No

Yes

**Proposals and Sites Tring
 comment** Any new development should be much smaller, reflect 21st century sustainable housing needs and be limited to the Dunsley Farm area.

Yes / No
 * Yes
 * No

**Proposal & Sites Tring
 Other Sites comment**

Included files	
Title	Tring
ID	EGS7486
Person ID	1265555
Full Name	Mrs Joanne Lynch
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7494
Person ID	1265558
Full Name	CLAIRE AND GORDON HEWITT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>We strongly disagree with the plan for the type and number of additional houses in Berkhamsted and Tring. Although we accept the need for the provision of new properties, the plan is misconceived as a significant amount of green belt will be lost plus the fact that it will put a considerable strain on the current and future planned infrastructure.</p> <p>It appears that the volume of houses proposed in the Berkhamsted and Tring area is disproportionate to the number of new homes in the whole of Dacorum. This proposal needs revisiting in order to get the support of the local community.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS7495
Person ID	1265559
Full Name	Mr Steve Dennis
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7498
Person ID	1265563
Full Name	CHARLOTTE LILLEY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am writing to express my strong opposition to the proposed development in the Tring area, outlined in the Dacorum Local Plan.</p> <p>As much as I agree that housing is in desperate need in this area of Dacorum, I believe the way it has been proposed is abhorrent on several fronts. Firstly, and most importantly, there has been little to no consideration for a variation of housing types. This area is already overwhelmed with housing middle to upper-income households- a quick search on Rightmove will find that there are currently 66 houses for sale over £450,000 in Tring alone, proving that the demand is not as great as this plan has accounted for. The lack of housing for single people, first-time buyers or small and single-parent families is shameful and is the sort of housing that is in desperate need in this already vastly overpriced area. Personally, I do not see a way that I will be able to move out, into the community I have both grown up in and contributed greatly to, as a single, first-time buyer, I will be forced to move to a large town away from my family. The governments "affordable housing" scheme is completely ineffective in expensive areas such as Tring and Berkhamsted, as a 20% less than the average market rate is still completely out of the average persons budget.</p> <p>Secondly, it will destroy the historic look and feel of this town, by building in the shaws of the Chiltern Hills Area of Outstanding Natural Beauty- an important factor I don't believe the developers have considered. The main asset to Tring, and town like it, is the fact that it is surrounded by these outstanding views, and, speaking from an economic standpoint, is one of the main reasons houses are so desirable and expensive in this area. By concreting over the greenery in this</p>

area, you will be decimating the very thing that draws people to it. If the coronavirus lockdown has taught us anything, it is the value of the British countryside and outdoor spaces. Furthermore, there has been no consideration for the local wildlife that will have habitats and food sources eradicated during a time where protecting local wildlife is more important than ever. By continuing with the build, you will be undoing the decades of work local charities such as the National Trust and the Wildlife Trust have tirelessly completed. The plan also does not take into consideration and increased noise air or traffic pollution that could be detrimental again to the local environment, or residents health. The public right of way across frames is currently of enormous recreational benefit to Trings residents, allowing a safe peaceful place to walk, exercise or spend time with family. if the plan is to go ahead there is no doubt that mental wellbeing will suffer- a direct contradiction to the governments increased focus on improving the nations mental health. These concerns among others have also been laid out by the Countryside Charity Hertfordshire in their response here

Reading through the plans, there is also no consideration for an increase in infrastructure, the plan proposes access points only to the East and South of the proposed site, thereby limiting journey options and causing direct journeys and congestion. This will create a major traffic increase, which will again threaten one of Tring's many loved aspects and can never be regained if the proposed build were to be accepted. During the national lockdown, as a Tring resident, I am concerned with the drastic increase in crime in this once safe community. As a young, single female, I do not feel safe walking alone when it is dark, and the rise in dog thefts has made me scared to even walk my dog alone. An extra 400 households in the town will only increase this further, intimidating existing residents and straining local services even further. On the theme of local services, nowhere have I read how the increase in residents will be accounted for in terms of local schools, healthcare, emergency services or council services- things that are already beyond capacity now.

For a plan that is opposed by hundreds of Tring residents, and the local Liberal Democrat council, I am shocked and appalled that the plan has been able to even reach this stage. If an elected council has no say in how a town is run, then the democratic fabric of the British electoral system needs to be questioned.

I urge you to think seriously about the scale of this plan and the detrimental effects it will have on this beautiful local area.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7560

Person ID	1263717
Full Name	Helen Wells
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	<p>PROPOSAL</p> <p>1. The number of new houses proposed for Tring should be reduced.</p> <p>2. Instead of a large block development to the east of the Town and another opposite Tesco's, small -scale developments surrounding the town would be advisable in order to preserve the character and cohesion of Tring. These could be, for example:</p> <ul style="list-style-type: none"> . On land adjacent to the allotments on Western/ Aylesbury Road . Opposite the Industrial Area on the Icknield Way . On the land adjacent to Tesco's . On the field at the New Mill end of Grove Road . A small area off Cow Lane. <p>A number of limited developments, with affordable housing, would have considerable less impact on the environment than a huge housing estate.</p> <p>Also, these small -scale developments placed around the periphery of Tring, would make access to local facilities much more feasible, thereby preserving a feeling of community.</p> <p>I do urge you to consider the above points to avoid ruining a pleasant, historic community.</p>
Included files	
Title	Tring
ID	EGS7580
Person ID	1265614

Full Name	JACKIE BARKER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* Yes
* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS7581

Person ID 1265614

Full Name JACKIE BARKER

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

**Proposals and Sites Tring
comment**

Yes / No
* Yes
* No

No

**Proposal & Sites Tring
Other Sites comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files	
Title	Tring
ID	EGS7591
Person ID	1265617
Full Name	NICCI CORRADO
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>We strongly disagree with the plan for the type and number of additional houses in Berkhamsted and Tring. Although we accept the need for the provision of new properties, the plan is misconceived as a significant amount of green belt will be lost plus the fact that it will put a considerable strain on the current and future planned infrastructure.</p> <p>It appears that the volume of houses proposed in the Berkhamsted and Tring area is disproportionate to the number of new homes in the whole of Dacorum.</p> <p>This proposal needs revisiting in order to get the support of the local community.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7608
Person ID	1143218
Full Name	Mr Terry Cartmell

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>

With regard to growth area TR06, specifically Tring Market Auctions site, the removal of this business would be a severe blow to the town. It provides jobs for many people within its umbrella, and attracts a large number of visitors who then go on to spend money within the town. It is a rare and valuable example of a successful auction house and it provides a much more useful addition to the town than another supermarket. Even if an alternative site could be found, which seems unlikely, its position is critical to the beneficial effect it has on the town. It also has a beneficial effect on the recycling of furniture and chattels and prevents many items ending up in landfill.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7610
Person ID	1143218
Full Name	Mr Terry Cartmell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files

Title Tring

ID EGS7640

Person ID 1265748

Full Name Mr Roger McVey

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes

* No

Proposals and Sites Tring comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of

the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
 * **Yes**
 * **No**

No

Proposal & Sites Tring
Other Sites comment

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files

Title Tring

ID EGS7648

Person ID 1265751

Full Name MAUREEN MACLELLAN

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01 on several grounds.

Having been involved in a previous proposed development project, I know that such developments are often a threat to towns and villages including areas of outstanding natural beauty. In this case, development will affect the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty, and will impact on the unique character of the town itself.

I would also question whether Tring has the infrastructure to support the proposed development particularly given that a new major road junction is proposed for the already totally unsuitable Cow Lane along with at least two new major road junctions proposed in the London Road area. These will cause serious environmental harm – congestion, noise, air pollution, etc – for all residents and businesses in Tring and will also affect visitors to the area. Currently Tring is relatively traffic free – this is a much appreciated aspect of the town but would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in Eastern Tring will be deprived of this much-loved amenity and, given that there is a lack of suitable alternatives, there could be a significant impact on health and well being. In addition, the farms provide a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

It is my fervent hope that the plans for this development will be reconsidered and will take appropriate account of the issues that will affect the whole population of Tring.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS7655
Person ID	1265752
Full Name	Mrs Flora Moores
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS7674

Person ID	1261784
Full Name	Nigel Vanner
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

No

**Proposal & Sites Tring
Other Sites comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.
Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files

Title Tring

ID EGS7699

Person ID 1265614

Full Name JACKIE BARKER

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.
TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area,

accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan. Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.
Included files	
Title	Tring
ID	EGS7714
Person ID	1265765
Full Name	Miss Inma Rodriguez
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	

Title	Tring
ID	EGS7719
Person ID	1152817
Full Name	Angela Suggate
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>. The impact on the town will be too great, this is a small historic market town, with a tiny high street : that already has too much through traffic.</p> <p>The town is not equip to double in size, with a potential impact of 2731 houses.</p> <p>Tring's London Road is a wonderful leafy entry to the town. With some stunning trees and green : space.</p> <p>..</p> <ul style="list-style-type: none"> Any loss of trees or hedge row will be detrimental to the town. <p>The farmland provides beautiful habitat for wildlife, open spaces for humans. Conservation of our : local wildlife heritage is of critical importance.</p> <p>. The junction of Cow Lane and London Road is already a problem with regard to large lorries and . unsuitable traffic.</p>

The orientation of the town does not lend itself to more people or traffic. It is a tiny High Street with limited parking and facilities. If 10,000 people are added to the town the qualities of the town will be lost forever.

: The drainage systems in Tring are inadequate for this influx of housing.

: Tring is a town that you would expect to find in the Chiltern hills with this area of natural beauty. You would not expect to find a Milton Keynes on the doorstep of Tring. Just like you would not expect to

: find Milton Keynes in the middle of the New Forest.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS7781

Person ID 1265897

Full Name michael mckearney

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01, Tr02, Tr03, Tr06.

I am shocked and very saddened to hear of a proposal for 2700 more homes in Tring. I understand that some development is necessary and unavoidable but not at this proposed massive scale.

There are already 200 houses currently under construction at the Aylesbury end of Tring, which will make a huge difference to the town, surrounding countryside and roads. It is already very difficult to make appointments with a GP, schools are full and parking in town is difficult as it is. I would not like to see a multi storey car park being built in Tring town centre as has been done in Berkhamsted.

Parking at Tring station would need to be developed further as there is currently not enough parking spaces as it is. It will destroy the beautiful landscape of to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of Tring, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01, Tr02, Tr03, Tr06 are developed.

The public right of way across the farms at Tr01 is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title	Tring
ID	EGS7834
Person ID	1265915
Full Name	Mr Stephen Trueman
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would</p> <p>be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files

Title Tring

ID EGS8265

Person ID 1266162

Full Name Nicola Lorraine

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

Proposals and Sites Tring comment

I would like to object to planning proposal TR01. Please email me regarding and updates of local planning policy documents.

My objections to the proposal are as follows:

I am opposed to the development of proposed site Tr01

It will destroy the transition from the A41 into the town, signalling a change of pace and lifestyle. Currently as you come off the A41 you are greeted by green fields and a farm shop, these exist with the Tesco's, but it provides an indication that both small businesses, small farms and nature can all co-exist within Tring. This proposal will irradicate that suggestion and the impression will be that you move immediately from the fast-road A41 into a housing estate and there will be no transition and it will look and feel poorly thought out. The town will immediately appear to be over-flowing before you have entered it. The likelihood is that to fit the desired number of houses on the site (and the current preferences for larger houses) that overall there will be vastly reduced green space and areas for wildlife as people will (unsurprisingly) want their cars/parking and roads above green space to allow for easy access to their homes. You will immediately change the impression of the town for the poorer with this approach. It is obvious that the town will have to expand, however the greenbelt is a vital component of the character of the town. The very reason many people choose to live here is the easy access to the countryside which this will be the first stage in reducing for this plan for the coming decades. Planners have an obligation to carefully consider the impact and potential positioning of new homes, however this proposal looks more like "there's a big space that's quite empty, we can fit a lot of houses on there." Instead of potentially looking at sites that might be able to take smaller pockets of houses in reduced numbers around the town (obviously this would

not be able to attract the larger building firms, however that might be an opportunity for Tring to retain the feel of more individuality within the town instead of large identikit houses cheek-by-jowl).

The access for these new houses is also a cause for concern. Tring currently comes to a stand-still as soon as there is a delivery on the high street this number of new homes will inevitably create a backlog of traffic in areas that are unsuitable for high levels of traffic now. This development of up to 400 houses (potentially 400-800 cars if most houses have one or two cars) will exponentially increase traffic levels and inevitably pollutant build up along the road which borders Tesco's and the playing fields where many children and adults walk to get to and from the shops. I do not believe that this will be mitigated by the entrance/exit routes as many people "pop to the shops" at the end of a journey. This increase in the population of Tring will also require an increase in amenities such as schools and Doctors Surgeries that I suspect planners will be hoping the current facilities can accommodate. This will inevitably lead to disgruntled residents and a feeling of resentment regarding this development.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance. This area could be better managed by allowing larger areas for wildlife and far fewer houses providing corridors for animals between already fragmented local habitats.

Overall I am not at all convinced that you have planned what is best for the town of Tring for future generations. Thank you for taking the time to consider my objection.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS8442

Person ID 1266253

Full Name JAMES SMITH

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* No	
Proposals and Sites Tring comment	<p>R155L planning application</p> <p>I would like to make objections know in relation to this proposal.</p> <p>This quite substantial development is going to destroy hundreds of acres of farm land that has for many decades provided a livelihood for a number of families. This farm land will be lost forever and will have an impact in food production and local wildlife.</p> <p>This proposal has no road or rail links. The quality of local roads would. be impacted by construction traffic.</p> <p>The proposal has no major road connections, more land will be lost to extra roads that will be needed to support such a vast development.</p> <p>Local villages that can trace their history back hundreds of years will be destroyed. They will no longer be villages, they will be consumed by this development.</p> <p>The local area is subject to major flooding issues, recently visited by our local MP who voiced his concerns over frequent flooding of Long Marston, destroying land higher up the road will without doubt only heap more misery on this village.</p> <p>The local area has very few employment opportunities, where are these people going to work? How are they going to get to work?</p> <p>Utilities in the local area are already stretched to a point where they fail to provide consistent satisfactory levels of supply.</p> <p>In my opinion, I fail to understand why this development is even being considered for development. Their are far more suitable sites located closer to places that could support such a sudden rise in population. Doctors surgeries are already at breaking point. Local schools are vastly oversubscribed. This is not to mention the devastating effects on local wildlife, the local community and livelihood of the current landowners.Villages will no longer be villages and the uniqueness of the British countryside will be irreversibly be changed for ever.</p> <p>This is a plea for common sense to prevail and refuse this proposal.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS8448
Person ID	1266276

Full Name	BARBARA ANSCOMBE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes	No

* No	
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS8457
Person ID	1266284
Full Name	HARRIET LLOYD-TOWNSHEND
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS8459
Person ID	1266286
Full Name	JAMES LLOYD-TOWNSHEND
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p>

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The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS8488

Person ID 1266305

Full Name Christine Brown

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01 for the following reasons:

- ,Massive overdevelopment proposal in relation to existing size and character of the town
- A Chilterns Area of Outstanding Natural Beauty surrounding the town would be taken away
- The unique character of this historic market town needs to be preserved for current and future generations

-The town's internal infrastructure and essential facilities, within walking distance for all residents, (eg dr's, dentists, schools, car parking, recreational facilities, range of shops, width of pavements etc) are totally inadequate in relation to the proposed level of growth. Attempts to increase these significantly to the level that would be required would alter the entire ethos of the town and surrounding area

-Many people visit Tring (especially in the summer) entirely because of its renowned character and charm - this would no longer be the case if the beautiful approaches to the town were swallowed up by this development

-Traffic conjection would be an inevitable outcome in various hotspots of the town, causing permanent delays and frustration for those needing to go about their daily business. This is in addition to the resultant increased environmental health hazards.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS8489

Person ID 1266307

Full Name Mrs Jane Lloyd-Townshend

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

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The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS8490

Person ID

1266309

Full Name

Ms Charlotte Lloyd Townshend

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.

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The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS8513

Person ID 1265044

Full Name Joseph Price

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes * No	
Proposals and Sites Tring comment	<p>Tr03 is proposed to a) double the size of Tring, b) on Green Belt land. This will simultaneously destroy the nature of Tring as a small market town, turning it into an urban area, and destroy precious nature, worsening the climate crisis and completely contradicting everything that the council says about the environment and sustainability. Both of these things make me very upset.</p> <p>I recognise the need for housing, and for sustainable development and growth. But I do not believe that anyone who is serious about protecting our planet and species from the growing threat of climate change can support the destruction of such huge swathes of Green Belt land. The infrastructure of Tring, its roads etc, are barely keeping up with the current population. To double it, or at least vastly increase it, over the next few years, will be disastrous for the people of Tring, and for the environment.</p> <p>The plan states that it will 'Ensure that existing trees are retained and protected', but as we saw at Aylesbury Road, Tring just last year, a developer breached a tree preservation order. They were fined £2,500. That's all, for felling a mature protected tree. A minute amount for a developer who stands to make significantly more than that. I have precisely zero faith that developers developing Green Belt land at Tr06 will protect the beautiful mature trees that are there, and no councillor or planner can give a 100% guarantee that all trees will be protected, and that none will be felled. The location of this development is totally unacceptable.</p> <p>The plan mentioned 'provisions in place to reduce flood risk'. Planners should perhaps visit the Green Belt site to see the amount of standing water that is still there, and has been there for weeks. Concreting over this Green Belt land, which we will never, ever get back, will not only create a massive amount of waste water, but will reduce the earth available to absorb surface water. This surely presents a flood risk to surrounding areas, or else necessitates deep, invasive, earth works to mitigate this, causing even more unthinkable damage to the environment.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS8514
Person ID	1265044
Full Name	Joseph Price
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Tr06 proposes a Medium or Large Supermarket, which is completely unthinkable from a traffic perspective. Tring Tesco works as it is slightly out of town, however the location of TR06 is so central that it would create chaos on the roads around the area, to the severe detriment of local residents and users of the town. Forge Car park is a lifeline to the high street, and inkeeping with the design and nature of Tring. Should parking be lost, this would be detrimental to the high street. Should parking be retained, or increased, and a medium or large supermarket be put there, it would create unacceptable burden on the roads, and risk damaging the nature of Tring. Such proposals talk about moving the Tring Local Museum, which I understand is a treasured old building itself. This must be protected. Equally the Fire & Rescue station must be protected. Whilst the plan states that its move is conditional on a new site being found, I have zero faith that this is guaranteed - which could leave Tring with 1 new supermarket it doesn't need, and minus one local museum, and minus one Fire and Rescue station (both things that Tring and future generations DO need).</p> <p>I have not seen any evidence of how the plan for Tr06 will provide a 10% net gain of biodiversity, nor do I understand how that would be possible</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS8533
Person ID	1266469
Full Name	Gemma Papineau
Organisation Details	Hertfordshire Archives and Local Studies (HALS) Hertfordshire County Council
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I would like to highlight some concerns and issues over the potential relocation of Tring Local History Museum which this plan would require. If the museum was to be moved to a different building it would be necessary to ensure that any building identified as the new home for the museum is fit for purpose, can safely and appropriately house and display the museum's collections, that the rent is achievable and the location is likely to secure an acceptable level of footfall. Disposing of collections is no mean undertaking and needs to be done in line with the Museums Code of Ethics and the relevant laws and guidelines.</p> <p>Tring Local History Museum is currently working towards Accreditation, but this process does require the museum to demonstrate stability and security. For a town such as Tring to have 2 Accredited Museums would be quite unusual and will add value to the town as a tourist attraction.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS8650
Person ID	1266608
Full Name	Mrs Denise Easthorpe
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town -which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title	Tring
ID	EGS8661
Person ID	1248896
Full Name	Ashleigh Genco
Organisation Details	Harrow Estates plc
Agent ID	1258542
Agent Full Name	Samantha Ryan
Agent Organisation	

<p>Yes / No * Yes * No</p>	<p>Yes</p>
<p>Proposals and Sites Tring comment</p>	<p>Harrow Estates plc strongly supports the allocation of land East of Tring (site Tr03) as a sustainable new neighbourhood for Tring. The site is capable of delivering around 1,400 new homes, a new neighbourhood and community facilities including sports / community hub, a primary school and secondary school and open space.</p> <p>The allocation uniquely provides the opportunity to deliver a sustainable expansion and new community for the town developed in accordance with garden communities principles. The allocation is consistent with the Sustainable Development Strategy of the plan and will make a significant contribution towards meeting the growth requirements of the borough, and Tring in particular.</p> <p>All of the land comprising the Tr03 allocation is either owned or under the control of Harrow Estates. As part of the Redrow Group of companies, Harrow has extensive experience of designing and delivering large scale housing-led developments in accordance with garden communities principles. The draft allocation is suitable, achievable and deliverable.</p> <p>A Vision Document, containing an illustrative masterplan, has been prepared for the site to demonstrate how the new garden suburb can be brought forward as a sustainable new community for the town. The illustrative masterplan has been prepared under a set of guiding principles informed by Dacorum's own design guide and Government's Garden Communities Prospectus. The Vision is to:</p> <p>"Deliver a well-designed, responsive and sustainable community that will seamlessly integrate with Tring providing a range of homes to meet all needs, community facilities and infrastructure within a high quality landscape framework"</p> <p>The Vision Document identifies a set of guiding principles for the development to:</p> <ul style="list-style-type: none"> - Be landscape-led with new homes and infrastructure integrated within an extensive and high quality green and blue infrastructure network - Ensure connectivity between the new and existing community and Tring town centre enabling ease of access and support for existing and proposed shops and facilities - Create a movement framework focussed on pedestrians and cyclists along safe and attractive routes; and extend the bus network into the site with links to Tring Station - Be a place of distinctive character that is appropriate to its location on the edge of Tring, reflecting and informed by the characteristics of the town and nearby villages, and respectful of its relationship with the Chilterns AONB. <p>The illustrative masterplan addresses the draft requirements for the site set out under draft policy Tr03, demonstrating one solution to delivering the proposed allocation in accordance with the Growth Plan and the guiding principles of the Vision Document. It is the starting point for discussion with the Council and key stakeholders to preparing a Masterplan alongside the local plan as envisaged by draft policy SP24. Harrow agrees with the Council that it would be appropriate to prepare comprehensive co-ordinated masterplans for the site and the adjacent draft allocation at New Mills (site Tr02) ensuring that a range of new homes and supporting infrastructure are designed and delivered across the two sites as a</p>

sustainable new community for Tring. Both sites could be delivered in parallel, boosting housing land supply to meet a wide variety of housing needs.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

[Harrow Estates - Agent Sam Ryan - Ryan and May - SANGBNGNote.vf complete - Sept 2020.pdf](#)
[Harrow Estates - Agent Sam Ryan - Ryan and may - revised version - 02.19 CgMs Tring DBA Final \(R\) \(2\).pdf](#)
[Harrow Estates - Agent Sam Ryan - Ryan and Maty -5984.EcoApp.vf1 complete.pdf](#)
[Harrow Estates - Agent Sam Ryan - Ryan and May - Grove Farm ALC 271117.pdf](#)
[Harrow Estates - Agent Sam Ryan - Ryan and May -Archaeology Briefing Note.pdf](#)
[Harrow Estates - Agent Sam Ryan - Rayan and May - FINAL Marshcroft Vision Feb 2021.pdf](#)

Title

Tring

ID

EGS8708

Person ID

1207333

Full Name

Growth Team

Organisation Details

Growth team
Hertfordshire County Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Proposals and Sites Tring
comment

Transport. The following text should also be included:
“*delivery of new walking and cycling connectivity between Tring and Tring Station.*”
Transport. The phrase: “*Car parking, including at least as many public parking spaces as at present*” does not appear to be giving much incentive to the use of sustainable modes. Increase and/or improvement to car parking can simply encourage car-based trips. Emphasis needs to be on encouraging the use of sustainable modes in line with HCC’s adopted LTP4.

criteria of adequate bus services. Contributions from residential and employment development in combination should be able to facilitate this.

Growth Area Tr01: Dunsley Farm

Adult Care Services. Housing provision for older people is welcomed at this site, although HCC has concerns that no amenities are being planned which would make such housing suitable for older people. It is noted that sports clubs and a bowling green are located at either end which could be beneficial. HCC would like confirmation of the type of accommodation for older people which will be provided and assurances that a proportion of accommodation will be available for people with fully funded care (affordable rented) as per the South West Herts LHNA. There is also no mention of provision of appropriate housing for people with disabilities.

Children's Services. It is noted that this allocation includes provision for a new primary school. Whilst a development of this nature will be generating an additional child yield of 1fe, the county council would not support the location of a primary school within the Dunsley Farm growth area. The county council considers that both new primary school sites should be located within the East of Tring Growth Area (site Tr03), as the majority of Tring's projected growth during the plan period will be on the east side of the town. This will reduce the amount of travel required for pupils and enable school provision to be better located relative to projected patterns of allocation and

Ecology. A considerable part of this growth area comprises the Cow Lane Meadows LWS, 'designated' for its neutral grassland habitat and associated features. Such places are now rare and threatened. Nationally, over 95% of all lowland grasslands have been lost since World War II and this site represents a rare remaining example.

As with any other LWS brought forward for development, the Biodiversity Mitigation Hierarchy Test should be applied in line with the expectations of paragraphs 170(a), 171, 174(a) and 175 of the NPPF, and Government guidance on Biodiversity, Ecology and Geology. An assessment of the effect of loss of a LWS on SACs and SSSIs within the likely catchment of the LWS will also be needed, this could be completed as part of the HRA on the Local

For the site to go forward into the plan, use of the mitigation hierarchy would need to provide a supporting evidence base to prove that this growth area is the only site within the plan that is suitable to accommodate this development, that there are no other less damaging alternatives, that the need for the development outweighs its existing biodiversity value and that the allocation does not conflict with Policy DM28 (see earlier comments on this policy).

Should the allocation be carried forward through to the Regulation 19 consultation draft, any future planning applications will need to be accompanied by an Ecological Impact Assessment (EcIA) and, depending on the scale, an Environmental Impact Assessment (EIA).

Transport. An agreed access strategy is required for this site prior to submission due to the possible complexities and constraints with connections through the site and identifying key access points for all mode types (access policy should be included once this has taken

The site is somewhat removed from the existing built form of Tring, presenting significant severance for accessing the town and rail station. As a result, significant improvements to walking and cycling routes on existing highways will be required and this will be an expensive/complex undertaking. This will be required for those leaving the site but also due

to the mixed use (and education provision), it is likely to be a significant destination for existing Currently, the county council's view is that London Road from the area of existing employment land to the existing cycle route to Station Road will need to be fully redesigned. The walking/cycle route will need significant enhancement and a new crossing of Station Road, and this would then connect to a settlement wide walking and cycling networks.

The county council will support the location of a town centre supermarket over a site on Dunsley Farm, and that such a significant trip generator should be considered within the ambitions of the whole settlements transport

If the Eastern Rights of Way (currently a footpath), can be upgraded to allow cycling, this would be a key link for station access, and linking to Growth Area: Station links will be required, and this should be secured via policy. Clarity on use requirements is needed for certainty around transport requirements, notably supermarket/fire and rescue uses.

Cow Lane is less well served by bus than London Road. Bus service diversion will be necessary to ensure all of the site is within recognised accessibility

Growth Area Tr02: New Mill

Adult Care Services. Housing provision for older people is welcomed at this site, although HCC has concerns that no amenities are being planned which would make such housing suitable for older It is noted that sports clubs and a bowling green are located at either end which could be beneficial. HCC would like confirmation of the type of accommodation for older people which will be provided and assurances that a proportion of accommodation will be available for people with fully funded care (affordable rented) as per the South West Herts LHNA. There is also no mention of provision of appropriate housing for people with disabilities.

Transport. This site (along with Growth Area: Gr03) should have a joint master planning/connectivity strategy approach, required through policy, to enable the best possible design for all transport modes and to maximise permeability and potentially enable sustainable transport route options. HCC would not support an approach of these sites coming forward individually without an approach that enables permeability and connectivity along with clearly well thought out routes across the area. Bus service improvement will be required so that all dwellings are within 400m of a bus stop with services giving access to key

An agreed access strategy is required for this site, prior to submission, due to the possible complexities and constraints with connections through the site and identifying key access points for all mode types (access policy should be included once this has taken place).

Growth Area Tr03: East of Tring

Adult Care Services. Housing provision for older people is welcomed at this site, although HCC would like confirmation of the type of accommodation for older people which will be provided and assurances that a proportion of accommodation will be available for people with fully funded care (affordable rented) as per the South West Herts LHNA. There is also no mention of provision of appropriate housing for people with disabilities. Provision for older people and people with disabilities should be close to public transport links, local amenities, shops and health care.

Children's Services. Provision for a new primary and secondary school within the allocation is welcomed. However, as stated in HCC's comments under Dunsley Farm, it is requested that the provision for a new primary school within the

Dunsley Farm site, should be re-located to the East of Tring Growth Area, with sites identified in both the north and south parcels of land. The primary schools will serve pupils arising from the developments that are allocated on the east side of Tring, along with the proposed secondary school that will have a wider catchment

Both the primary and secondary school sites should be shown as education allocations on the inset map (Map 44), along with the accompanying proposals map and the build zones removed from the Green Belt, in line with the county council's comments under the section titled: 'Education.'

Transport. An agreed access strategy is required for this site prior to submission due to the scale, complexities and constraints with connections through the site and identifying key access points for all mode types (access policy should be included once this has taken place). Site wide master planning integrating all uses and their connectivity will be required, notably education provision, local retail provision, station access and integrating with the existing

Provision of a new corridor for walking and cycling to Tring Station should be Connections to the grand Union Canal should be included within master planning works.

The supporting text also states that a "new link road (30mph) is to be provided connecting Bulbourne road and Station Road." It is unclear at this stage what evidence this policy requirement is based upon. This will not be supported by HCC at this stage.

The site is of a scale that significant transport measures both on and off site will be required and for the site to work in transport terms, maximising sustainable trips both from the site and the existing trips within Tring will be required. Secondary school provision should seek to maximise from the outset walking and cycling for students to the school, this should be reflected in site wide Flexibility on land use parking standards is suggested.

Growth Area Tr04: Icknield Way

Transport. The site is not large enough to facilitate bus service

Growth Area Tr05: Miswell Lane

Transport. Enhancements to existing pedestrian facilities on Miswell Lane are likely to be required. This site is within recognised accessibility criteria of bus stops on Miswell Lane and is served by local town services.

Growth Area Tr05: Miswell Lane

Transport. All transport aspects of this site should reflect the ongoing work on transport for the settlement, including parking levels. High Streets and town centres require high levels of accessibility that is achievable by a wide range of The High Street is better served by buses than Brook Street and pedestrian links through the site would further help enable access to bus stops on the High Street.

Yes / No

* Yes

* No

Proposal & Sites Tring
Other Sites comment

Included files	
Title	Tring
ID	EGS8752
Person ID	1266761
Full Name	JULIA COPELAND
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS8833
Person ID	1158356
Full Name	Colin Blundel
Organisation Details	Planning Officer Chiltern Society
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR01 – Dunsley 400 homes - This is Green Belt land, and a very sensitive site as it is the Gateway into the old market town of Tring. An “estate” of 400 houses at the entrance to the town would be wholly inappropriate. TR01 is on every side except the town side, bordered by the AONB.</p> <p>TR02 – New Mill 400 homes - This is Green Belt land, with views over the countryside. It is a historic area of Tring which will lose its identity with such a large invasion of new homes. It is immediately adjacent to TR03 and would therefore constitute a total built area of 1,800 homes. TR02 is close to, and in the setting of, the AONB.</p> <p>TR03 – East of Tring 1,400 homes - This is the most sensitive proposal, again on Green Belt land. It is adjacent to the AONB and would therefore have a disastrous impact on it. It would resemble a new town, as it is too far from the centre of Tring to be included in the community. Provisions are planned for new schools in this area, but no provision for Doctors' Surgeries and other services and infrastructure.</p> <p>The distance from the town means that the proposal is not sustainable, as cars would be back and forth all the time. The same situation of unsustainability would apply to new schools over a mile out of Tring centre, with a large number of residents having to drive, rather than walk. The building of new roads and roundabouts in this Green Belt area is not acceptable.</p> <p>TR03 is on every side except the town side, bordered by the AONB.</p>

TR04 – Icknield Way 50 homes - This would be added to the number of houses already under construction along Icknield Way.

TR05 – Miswell Lane 24 homes - This site seems to be available for the construction of homes. Unfortunately, it will not be pleasing for the well-established homes on either side of Miswell Lane.

The plan notes that the setting of the Grade II listed Windmill should be conserved, but instead of looking on to a hedge and trees, it will be looking on to a new estate of homes.

Also to be noted is that careful landscaping and design would be required at the other side of this site which borders onto a large number of commercial companies.

TR06 – Brook Street – This proposal is unacceptable. This demands the demolition of historic buildings - Auction Rooms, Fire Station, Tring Local History Museum, Cattle Market, and cottages, which cannot be replaced in historic terms. This area is also regarded as a very attractive entry into Tring High Street.

Overall, the Society has major concerns that the unique character of Tring and it's close community will never be the same again, with such a high percentage of new building.

Yes / No
 * **Yes**
 * **No**

Yes

Proposal & Sites Tring
Other Sites comment

No specific sites, but a review should be undertaken in the urban areas to identify any buildings no longer in business use for conversion to residential use.

Included files

Title

Tring

ID

EGS8844

Person ID

1266794

Full Name

MILES LITVINOFF

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Yes

Proposals and Sites Tring comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * Yes
 * No

Proposal & Sites Tring Other Sites comment

Included files

Title	Tring
ID	EGS9013
Person ID	1263717
Full Name	Helen Wells
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>PROPOSAL</p> <p>1 The number of new houses proposed for Tring should be reduced.</p> <p>1 Instead of a large block development to the east of the Town and another opposite Tesco's, small -scale developments surrounding the town would be advisable in order to preserve the character and cohesion of Tring. These could be, for example:</p> <ul style="list-style-type: none"> • On land adjacent to the allotments on Western/ Aylesbury Road • Opposite the Industrial Area on the Icknield Way • On the land adjacent to Tesco's • On the field at the New Mill end of Grove Road • A small area off Cow Lane. <p>A number of limited developments, with affordable housing, would have considerable less impact on the environment than a huge housing estate.</p> <p>Also, these small -scale developments placed around the periphery of Tring, would make access to local facilities much more feasible, thereby preserving a feeling of community.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9014
Person ID	1263717
Full Name	Helen Wells

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>PROPOSAL</p> <p>1 The number of new houses proposed for Tring should be reduced.</p> <p>1 Instead of a large block development to the east of the Town and another opposite Tesco's, small -scale developments surrounding the town would be advisable in order to preserve the character and cohesion of Tring. These could be, for example:</p> <ul style="list-style-type: none"> • On land adjacent to the allotments on Western/ Aylesbury Road • Opposite the Industrial Area on the Icknield Way • On the land adjacent to Tesco's • On the field at the New Mill end of Grove Road • A small area off Cow Lane. <p>A number of limited developments, with affordable housing, would have considerable less impact on the environment than a huge housing estate.</p> <p>Also, these small -scale developments placed around the periphery of Tring, would make access to local facilities much more feasible, thereby preserving a feeling of community.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS9015
Person ID	1263717
Full Name	Helen Wells
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>PROPOSAL</p> <p>1 The number of new houses proposed for Tring should be reduced.</p> <p>1 Instead of a large block development to the east of the Town and another opposite Tesco's, small -scale developments surrounding the town would be advisable in order to preserve the character and cohesion of Tring. These could be, for example:</p> <ul style="list-style-type: none"> • On land adjacent to the allotments on Western/ Aylesbury Road • Opposite the Industrial Area on the Icknield Way • On the land adjacent to Tesco's • On the field at the New Mill end of Grove Road • A small area off Cow Lane. <p>A number of limited developments, with affordable housing, would have considerable less impact on the environment than a huge housing estate.</p> <p>Also, these small -scale developments placed around the periphery of Tring, would make access to local facilities much more feasible, thereby preserving a feeling of community.</p>
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9016
Person ID	1263717
Full Name	Helen Wells
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	The proposed re-development of the Fire Station and Auction area will exacerbate the car-parking problems. Even Tesco's large car-park is sometimes totally full.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9017
Person ID	1263717
Full Name	Helen Wells
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Instead of a large block development to the east of the Town and another opposite Tesco's, small -scale developments surrounding the town would be advisable in order to preserve the character and cohesion of Tring. These could be, for example:</p> <ul style="list-style-type: none"> • On land adjacent to the allotments on Western/ Aylesbury Road • Opposite the Industrial Area on the Icknield Way • On the land adjacent to Tesco's • On the field at the New Mill end of Grove Road • A small area off Cow Lane. <p>A number of limited developments, with affordable housing, would have considerable less impact on the environment than a huge housing estate.</p> <p>Also, these small -scale developments placed around the periphery of Tring, would make access to local facilities much more feasible, thereby preserving a feeling of community.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9087
Person ID	1146072
Full Name	Helen Cole
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Since Brexit we have become much more reliant on growing our own food, and we are encourage to buy British. I therefore think that the proposal to develop the Dunsley Farm site is wrong. We have just two council owned farms in Tring, despite it being a rural town, and to lose one of them would be a great loss to the town, going a long way towards changing it's character from rural market town to suburban commuter town. The site already provides employment and amenity to the town providing a location for Tring Brewery, and a successful farm shop and gym.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9217
Person ID	1267209
Full Name	Ms Elaine Liston
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS9218

Person ID 1260596

Full Name Mike Liston

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9219
Person ID	1267215
Full Name	Mr Gregory O Keefe
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS9220

Person ID

1267217

Full Name

DR Kathryn White

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

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These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS9242

Person ID 1267257

Full Name	Ms Megan Jones
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS9243

Person ID 1267257

Full Name Ms Megan Jones

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am also opposed to the development of proposed site Tr03 .

The scale of this proposed development is totally out of proportion to the surrounding housing stock and villages, and all the points above regarding traffic, infrastructure and the rural setting are as relevant for site Tr03 as they are for Tr01. It's proximity to The Ridgeway and the biodiversity of Aldbury Nowers Nature Reserve is also of real concern.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title	Tring
ID	EGS9244
Person ID	1267264
Full Name	Mr Frederick Judge
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS9280

Person ID 1267331

Full Name MARIA JUDGE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS9328

Person ID 1267343

Full Name EMMA SMITH

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Ref 155L settlement Long Marston 3,481 houses I am writing to object to the proposal of building a town in greenfield land . Long Marston is a small village that already has terrible flooding problems . The roads are country lanes not suitable for the heavy traffic we already have let alone anymore. We don't have enough school places , doctors or dentist spaces in this area . By placing a town on the Beds / Bucks and Herts county lines you are just going to palm these problems off to other counties and not have to pay for damaged roads coming into this area because it's in another county . The land in this area has been owned by the same farmers for hundreds of years and is set to be passed onto future generations . They contribute hugely to our local food chain and community . Why not find land that is fit for this purpose rather than pillaging land which is unfit for purpose . We don't even have proper wifi here ... it's a rural location . These plans are preposterous!
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9346
Person ID	1267365
Full Name	Mr Jont Cole
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been

demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Given the 55% growth of housing supply proposed within Tring in comparison to the 9% growth in population expected in Dacorum across the plan period. Given that it is clear on the basis of allocation alone that the proportion of growth to Tring is disproportionately higher than the expected population growth, I object to the concentration of the delivery strategy in terms of the scale of development of Tring.

There is a lack of evidence to justify the release of Green Belt land for the housing need delivery strategy, represented by the proposed allocation of sites Tr02 and Tr03. Exceptional circumstances are required to justify the loss of Green Belt land for housing. The Council has failed to identify exceptional circumstances. The delivery of 1,800 houses within Tr02 and Tr03 would offer irreversible harm to the openness of the Green Belt and AONB, that which should be provided substantial weighting of harm as defined within the Framework. The collective benefits to outweigh such substantive harm has not been successfully identified by the Council so as to justify the loss and therefore the policy is not fit for purpose. I object to draft policies SP23 and SP24 on this basis.

The allocation of sites Tr02 and Tr03 would cause substantial harm to both the allocated site but also surrounding Green Belt land, destroying their openness and sense of permanence in a manner that has failed to be justified in accordance with Paragraph 136 of the Framework.

To step outside of the requirements identified within Paragraph 11 of the Framework for Plan making the Council has to provide exceptional reasons why they have to impact so negatively towards their environmental objectives. Until such a time when an assessment of the housing opportunities available within the existing settlement boundaries associated with Tring are undertaken, in conjunction with the further full assessment required to assess need for the borough, the delivery strategy remains inappropriate and as such the proposed allocation of Tr02 and Tr03 is completely unjustified.

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS9357
Person ID	1267366
Full Name	Mrs Jenny Summers
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p>

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS9458

Person ID

1267402

Full Name

Stephen Baker

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9459
Person ID	1146102
Full Name	Mrs Clare Murphy
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9460
Person ID	1267403
Full Name	Mrs Priscilla Milton
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9461
Person ID	1267404
Full Name	Mr Simon Devine

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9463

Person ID	1267405
Full Name	Mrs Libby McKerrow
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS9464
Person ID	1267407
Full Name	Mr Nicholas Johns
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to me, both as a jogger and a dog walker. If the farms are built upon, I will be deprived of this much-loved amenity and my wellbeing will suffer. There really are no suitable local alternatives</p> <p>Moreover, it will do terrible damage to the lovely landscape of Tring which is surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>It will greatly damage the character of this historic market town which should be preserved for this and future generations.</p> <p>It will cause massive environmental harm - congestion, noise, air pollution - not just for me but for all of Tring's residents, businesses and visitors.</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>This plan needs to be stopped and urgently rethought.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS9465
Person ID	1267410
Full Name	Mrs Taylor Smart
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am strongly opposed to the development of proposed site Tr01 and the plan to achieve the number of required additional housing units required in Tring in general.</p> <p>I would also hesitate to launch into a 20 year plan just as society has undergone a massive change due to lockdowns that will undoubtedly impact the way / manner in which we live for years to come. We could very well find ourselves in the position where London and its outer boroughs has significant spare housing capacity as people move further afield to places where nature is protected. The plan does not seem to account for the massive changes that have taken place this year.</p> <p>The proposal will destroy the beautiful landscape at the main entrance to the town, and the surrounding Chiltern Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring' s residents, businesses and visitors. These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives The plans appear to neglect the welfare of Tring's present residents as well as apparently ignore the impact that CoVid 19 has had on people this year.</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance. The plan does not appear to consider the current climate emergency that is only getting worse.

The plan should be reviewed and changed in keeping with the immense changes that the world has experienced this year. We are not where we were a year ago, and nothing planned pre-pandemic should be carried forward without extensive consideration. To move forward with this plan would be to neglect the residents of Tring and surrounding areas as well as British wildlife completely.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS9467

Person ID 1267413

Full Name Mr Kevin Berg

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01 and the general notion of achieving the number of required additional housing units required in Tring in general. I would also hesitate to make launch into a 20 year plan just as society has undergone a massive change due to lockdowns that will impact the way / manner live for years to come. We could very well find ourselves in the position where London and its outer boroughs has significant spare housing capacity as people move further afield to places where nature is protected.

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS9468

Person ID

1151639

Full Name

MR RICHARD READ

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>Will Mortimer Hill high school be increased in size to accomodate the influx of new students, knowing it takes 10 years from planning to building to extend for a larger addition. As well as for the two lower schools that are planned.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9469
Person ID	1267414
Full Name	Mrs Zoe Hannah
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9470
Person ID	1267415

Full Name	Miss Olivia Higginson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS9485
Person ID	1157289
Full Name	Rodney O'Callaghan
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS9520
Person ID	1267425
Full Name	Mrs Skevi Brodie
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	

* Yes	
* No	
Proposals and Sites Tring comment	<p>We are currently renting and lived in Tring for a couple of years and loved it's unique small market town charm. We plan to return to Tring in the not too distant future so would like to try and protect it from what is being proposed.</p> <p>I am opposed to the development of proposed site TR01 as it will destroy the beautiful countryside which will never be regained.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>The congestion that would prevail with the development is very much unwelcome.</p>
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9534
Person ID	1267429
Full Name	Mirjam Richardson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01.</p> <p>I have lived in tring for 29 years and appreciate that it feels like a market town and would not want it to be any bigger.</p> <p>The proposed development would spoil the current pleasant entrance to the town. I believe it would change the character of the town for the worse and am worried about the increase in traffic and congestion.</p>

I am a keen walker and nature lover so am concerned about the environmental impact. The conservation of our local wildlife is very important to me

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS9552

Person ID 1267437

Full Name Mr Paul Murray

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01
It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.
Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.
A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.
These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.
Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Tring does not have the infrastructure to support this development - schools, doctors, dentists, shops, churches, access to green space etc. If all these amenities are intended to be contained within the development, why does it need to be built in Tring and turn this market town into an urban sprawl? Why not build a self contained 'garden city' on brownfield or non green belt land?

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS9553

Person ID 1141684

Full Name Mr David Smith

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Also I live on Station road which is already a very busy thoroughfare and clearly this would not be able to cope with the additional traffic caused by this large housing development

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS9554

Person ID

1267438

Full Name

Mrs Gemma Balm

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm – congestion, noise, air pollution, etc – for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestions.</p> <p>Tring is relatively traffic free – this is a much appreciated aspect of the town – and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers (including many dog walkers), joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9647
Person ID	400471
Full Name	Mrs Ruth Constable
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>It is my opinion that site TR01 should be the first site that Dacorum considers for development. The A4251 and Cow Lane would provide better road access. There are significant problems of width, sight-lines and bends on Grove Road and Bulbourne Road, both of which carry a lot of traffic at peak times.</p> <p>The development of TR01 would have less impact on the Green Belt than development of TR02 and TR03. The latter sites enhance the foothills of the Chilterns' AONB and give views up to the chalk downlands and to the wooded slopes of Ashridge.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9648
Person ID	400471
Full Name	Mrs Ruth Constable
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>It is my opinion that site TR01 should be the first site that Dacorum considers for development. The A4251 and Cow Lane would provide better road access. There are significant problems of width, sight-lines and bends on Grove Road and Bulbourne Road, both of which carry a lot of traffic at peak times.</p> <p>The development of TR01 would have less impact on the Green Belt than development of TR02 and TR03. The latter sites enhance the foothills of the Chilterns' AONB and give views up to the chalk downlands and to the wooded slopes of Ashridge.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9649
Person ID	400471
Full Name	Mrs Ruth Constable
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>It is my opinion that site TR01 should be the first site that Dacorum considers for development. The A4251 and Cow Lane would provide better road access. There are significant problems of width, sight-lines and bends on Grove Road and Bulbourne Road, both of which carry a lot of traffic at peak times.</p> <p>The development of TR01 would have less impact on the Green Belt than development of TR02 and TR03. The latter sites enhance the foothills of the Chilterns' AONB and give views up to the chalk downlands and to the wooded slopes of Ashridge.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9787

Person ID	1267531
Full Name	Mrs Hilary Moore
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm – congestion, noise, air pollution, etc – for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free – this is a much appreciated aspect of the town – and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers (including many dog walkers), joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>What with this and Roman fields the impact on all the above will be dire. Schools, parking, doctors’ surgeries etc will be under severe stress let along the remaining little green space/parks.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9827
Person ID	
Full Name	
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9828
Person ID	
Full Name	
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS9881

Person ID 1265080

Full Name Ciara & Lee Kennedy-Washington

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

The site would be our preferred option if this was shielded from the road and green spaces were integrated into the plan. Lowering road speed and making the route between this estate and the town would support walking / cycling access and help to ease the burden of traffic, which as it stands is already significant.

An industrial estate at this location will also not be attractive as you come off the A41 to drive into Tring but provided it is blocked from view with trees it would be acceptable.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9882
Person ID	1265080
Full Name	Ciara & Lee Kennedy-Washington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>We previously lived at a property on Wingrave Road that backed on to Grove Fields, development of these fields which is an elevated site will be an invasion of privacy to the properties along Wingrave Road. The fields are essential as part of the wildlife corridor between the reservoirs / College Lake and Tring Park. In recent years we have spotted barn owls in the perimeter of these fields as well sparrow hawks nesting in the fields. There were also wild orchids growing in this area. To develop this land would be detrimental to the ongoing conservation work in the area.</p> <p>Regardless of whether this area is to be considered / used for development or not, the footpaths between New Mill and Tring town centre need to be improved with lighting, drainage and maintenance in order to encourage walking and cycling. This will also be much needed to join this side of Tring to the High Street and town centre and reduce the reliance on using cars to run errands, therefore reducing traffic.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS9891
Person ID	1265080
Full Name	Ciara & Lee Kennedy-Washington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	To an extent it makes sense to develop Tring towards the station so that residents can walk or cycle to the station for their commuting needs. Station Road needs to have its speed limit reduced and for there to be lighting of the cycle-path and walkway to encourage this. Better drainage is also needed as Station Road floods in heavy rain. If development has to happen then the southern area of land that borders Station Road would be preferable to developing the whole of the Tr03 site.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9951
Person ID	1267787
Full Name	JOHN AND SYLVIA BANKS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

* Yes	
* No	
Proposals and Sites Tring comment	<p>We strongly disagree with the plan for the type and number of additional houses in Berkhamsted and Tring. Although we accept the need for the provision of new properties, the plan is misconceived as a significant amount of green belt will be lost plus the fact that it will put a considerable strain on the current and future planned infrastructure. Getting a doctor's appointment is almost impossible and the number of pupils in our school classes are too high. The teachers cannot cope with more children.</p> <p>It appears that the volume of houses proposed in the Berkhamsted and Tring area is disproportionate to the number of new homes in the whole of Dacorum.</p> <p>This proposal needs revisiting in order to get the support of the local community.</p>
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS9981
Person ID	1159323
Full Name	Charlotte Grange
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	<p>I also realise I didn't specify my opposition to the East Tring development (Tr03) - I fully appreciate the need for housing in Dacorum, however, I don't feel that the potential for brownfield building has been fully explored, and that the size of the East Tring development would be detrimental to Tring's small town character, effectively joining Tring with Bulbourne. I live in a flat in Hemel and also on a boat at Bulbourne, and the area is bursting with wildlife that I greatly fear for if so</p>

much open land is taken away. The tourist potential of the area is also huge; in the summer at Bulbourne, we see hundreds of people walk past our barge on the towpath. Tourism serves the Chilterns AONB well, and development on this scale would directly impact the tourism appeal of the tranquil towpath, and effectively establish an isolated housing estate that solely has Tring, a small town with few facilities, as its local centre. This would inevitably lead to a vast increase in people travelling out of the town for work and facilities, worsening local congestion and actively countering the Council's 2035 zero carbon target.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS10029

Person ID 871311

Full Name Mr Stephen Kitchener

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring
comment

Yes / No Yes
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

There must be many brownfield sites that would and could be used. I know that building on a greenfield site is much cheaper than on a brown field site for the developers. However most brownfield sites are next to existing towns where the industry has been relocated or removed and would make for a more logical choice. Existing sewage and power and some road systems may be repurposed.

The amount of new houses, shops, support facilities etc, are the equivalent to building a new town. This is not new in the area (Milton Keynes for example)

Why not create a new town or use an existing brownfield site and not impose this effectively new town onto an existing fully functional town, avoiding the creation of disruption and destroying its existing character and heritage. If the intention was to graft on new housing and taking advantage of Trings existing character , in my opinion, it won't work. It will only serve to greatly alter or destroy its character.

I agree that new houses need to be built, but not at the expense of our Long heritage of village towns.

This new building would be an ideal opportunity to create a new town with its own identity. its own industry and its own purpose. There is no industry here at the moment to support a very expanded population.

Building a new town where all of these can be integrated, including industry would sidestep most if not all of the problems associated with graphing new housing onto an existing town, would, in my opinion be the best solution.

Included files

Title Tring

ID EGS10031

Person ID

Full Name

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * Yes
 * No

Proposals and Sites Tring comment 6) Brook Street

This is part of Trings history with the Farm Animals Market and the historical building and parts left of the original animal pens

also this is a silly place for another supermarket this will be very close to Tescos and Marks & Spencer a new Supermarket should be at the other end of Tring to cut down car travel

Also Brook street is a very small road so deliveries will be very difficult.

This land is owned by Tring Council and as such they get an income from the Auction Rooms and also the street food market which is held their in the summer months as well as our farmers market that is held their every 2 weeks who will compensate our council for the loss of income which supports the people of Tring

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS10076

Person ID

1144397

Full Name

Mr Jim Poulton

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I am not against building more houses in Tring, provided amenities are provided alongside.

However, I am opposed to the development of proposed site Tr01 in particular. We fell in love with Tring when visiting for the first time and its character is immediately obvious when leaving the A41 near this site. The plans on Tr01 risk to destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

The public right of way across the farms is often used by our family and we see a high number of other families, walkers, joggers etc using them each day. The recent lockdowns have emphasised the importance of such amenities and local health outcomes could worsen if it is lost.

The traffic provisions for the plan also seem inadequate.

I've heard that the total volume of houses proposed is based on an erroneous algorithm. To the extent more housing stock is needed the sites within the traditional 'Tring Triangle' and between Grove Road, Station Road and the Canal would make a lot more sense..... bringing the station more into contact with the town and improving safety for those using the station after dark.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10077
Person ID	1268030
Full Name	HILARY WIGHT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS10078

Person ID 1268032

Full Name	MR LANE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01 in particular, plus the sites down Station Road stretching across to Bulbourne.</p> <p>The development of some 2700 houses in the Town is far to many for the Town and its general infrastructure to absorb and sustain.</p> <p>Thes proposals will destroy the beautiful landscape not only on the main entrance to the town, but the lovely surroundings down to the Grand Union, either byway of Station Road or Mash Croft Lane. I have lived in Tring since 1966 and always felt rather priveledge to live in a Town surrounded by the Chilterns Area of Outstanding Natural Beauty and offering so much.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. It is a sheer act of vandalism to bring forward plans of such volume and resultant impact on the existing area Tring covers. It is clear that greed is a major factor and those behind the scheme clearly have not connectio0n or affinity to the town. It is a develoment and profit motivated exercise.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>Although Tring in this period of the pandemic is relatively traffic free, this in normal times is not the case. Parking is notoriously an issue at all three provisions. In addition you have ‘pinch points in road useage particularly in Brook Street which will be made worse if development adjacent to the Silk Mill industrial estate. These current issues will be aggravated by these developments.</p>

You have many infrastructure issues currently existing in the town which are not addresses in the proposed 2700 development. Parking has been mention, Doctors surgeries and appointments are like finding Hens teeth, Tesco parking is quite often problematic, parking at Tring station is already beyound capacity of the double deck facility provided in the last few years, Bus transport to the station is an issue, capacity of the bike rack amongst some of the numerous issues. Then you have currently some 32.5 million pound being spent on Tring School. It is being built to accommodate its current pupil levels of 1500/1600. The sprouting of offspring from 2700 houses basically indicates you cannot fit a quart into a pint pot. The whole series of development are completely inappropriate for this area.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10080
Person ID	1263701
Full Name	Richard Bragg
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>With regards to the developments in Tring I am strongly opposed the scale and nature of the proposed developments for the following reasons</p> <ol style="list-style-type: none"> 1 The scale of the proposal is excessive. If this goes ahead it will: 2 change the nature of the town, it is transformational - that is not desired

- 1 create excessive traffic, congestion and pollution. The town is already struggling with this, this proposal will make this far worse
 - 1 it will place excessive strain on local facilities

- 1 It is development of green belt and an area of natural outstanding beauty. That is not acceptable, these green spaces need to be protected. Given the current climate emergency this is even more important. Alongside they make a massive contribution to public health and wellbeing

I recommend the following changes to the plans:

- 1 Minimise the development as much as possible
 - 1 Priotise active transport plans - properly designed, funded, delivered and maintained footpaths and cycle paths/ facilities to encourage active transport
- 2 Large focus on affordable and social housing to enable local young people inparticular to live in

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS10082

Person ID 1268033

Full Name MR DANIEL HANNAH

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**

* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS10087
Person ID	1268034
Full Name	MR IAN GUNTER-JONES
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>It is my position that if it can be proven that exceptional circumstances have been demonstrated to all locate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration. I believe that you should reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided</p> <p>, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of</p>

the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS10088

Person ID 1268034

Full Name MR IAN GUNTER-JONES

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10105
Person ID	1268045
Full Name	C PERRY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring. It is my position that it cannot be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, there should not be any building on the Green Belt.</p> <p>I consider that the allocation of this land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p> <p>To build on Green Belt land would demolish ancient hedgerows and trees, would destroy important wildlife corridors eg Marshcroft Lane. Compromise other wildlife corridors eg boundary of building to the Grand Union Canal. Reduce biodiversity.</p>

The carbon footprint of Tring would be greatly increased through all the added road traffic and the energy that would be consumed for heating and lighting of the new buildings.

The existing water provision and waste water treatment systems would be substantially overloaded in an area where these are already strained.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS10106

Person ID 1268045

Full Name C PERRY

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10124
Person ID	1268055
Full Name	BARBARA KAZAR
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am commenting on Tr01, Tr02, Tr03 in Tring</p> <p>I object to the huge number of housing proposed for the above sites, 2700 houses.</p> <p>It is far higher than the 2017 Plan, higher than DBC's housing need based on the 2018 ONS population projection and gives Tring an unfair 30% of all Dacorum's projected housing increase. Nowhere else is having more than 10% share.</p> <p>I accept that Tring needs some more housing, especially for affordable and social housing homes, and sheltered accommodation for frail older residents.</p> <p>However 2,700 houses on these three sites also means associated services, schools, medical centre, supermarket, roads etc.</p> <p>Therefore I object to the Plan because it will:</p> <ul style="list-style-type: none"> • increase the size of Tring by 55% more households • need 55% more water when water resources are already struggling in the South East • send 55% more sewage to Tring's already at full capacity sewage works • build on Green Belt land and on working farmland, Tr01, with a high wildflower species count • reduce biodiversity

- demolish ancient hedgerows and trees
- destroy vital wildlife corridors such as the ancient Marshcroft Lane
- increase light pollution
- increase Tring's carbon footprint with 55% more cars and energy consumption for heating and lighting
- destroy 170 hectares of green agricultural land, plants and trees which remove Carbon from the air

Consultation point TRALT

Officer code SUP TR02 TR03 INFR BAGI LAND GRBT HECH CLI GRO URBD OSSL

-

Way forwards - A development for the 21st Century

I propose restricting building to the North East of Tring, that is on Tr02 and on the section of Tr03 to the North East of Marshcroft Lane to Bulbourne Road.

This development will:

- locate the new supermarket next to the existing large Garden Centre
- provide a supermarket to serve not only the new development but also service all the villages North of Tring (Pitstone, Wilstone etc) who at present have to drive right into Tring
- develop only on land that is species poor so there is less impact on biodiversity
- avoid destruction of Marshcroft Lane - the vital wildlife corridor and much used and loved walking route
- be less obtrusive visually from the surrounding AONBs, Green Belt and the proposed Chilterns National Park

-

Vision for Tring Fields – The East of Tring TR02 and North part of TR03

-

The aim is to create a very desirable development that will appeal, and sell, to people who want to live in Tring's special, beautiful environment. It will enhance the distinctiveness of Tring, which includes among other amenities:

- The Rothschilds' connection and legacy
- Tring Park
- The Natural History Museum and the Local History Museum
- Two flourishing markets
- A history of being at the forefront of renewable power sources and transport development: watermills; Grand Union Canal; railway. This proud history to be carried forward with innovative low-carbon power and heat sources for any new development
- More SSSIs (5), AONB, Green Belt and nature reserves in its immediate surroundings than any other town in DBC, including: Stubbins Wood; Tring Park; College Lake; the Wilstone reservoirs; the proposed Chilterns National Park.

The development must be attractive and profitable while also being a sustainable development with impeccable credentials for mitigating climate change and for enhancing biodiversity. To facilitate this, our hope and aim is that there will be a significant reduction in new house build numbers.

We propose a development which will be viable whatever the number of houses to be built, a development in sympathy with the Green Belt land which it replaces.

The overarching theme is that each existing field will provide the basis of the layout.

Each field will have a purpose, an individual ‘personality’. This may be a cluster of housing, an informal green space, a school, a services unit or a health clinic.

We propose that **Tring Fields** will create an attractive new development in keeping with, and linking with, the beautiful, biodiverse areas around Tring. By basing the development physically on the existing field system:

- the existing green infrastructure of hedges and field boundaries (wildlife corridors) is maintained;
- its main informal green space runs adjacent to the Grand Union Canal to provide the 50 metre essential Buffer Zone for the Canal wildlife corridor;
- small informal green spaces will fit naturally alongside the existing hedges and trees;
- houses should be built in clusters in the existing fields, with each cluster having a particular design and character;
- community spirit is created by the intimate feel of the individual clusters; and
- Marshcroft Lane becomes the crowning glory of the development, the draw and attraction, including a Buffer Zone of 25-50metres of informal green space by the side of the wildlife corridor of the Lane.

In addition, all building to be carbon neutral; building house clusters that are carbon neutral is already found in many areas of the UK.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID	EGS10144
Person ID	1261270
Full Name	Adam Austen
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr06 Tring Retail specifically</p> <p>23.150 I cannot believe anyone who has every actually visited Tring could seriously propose putting a new supermarket in the High Street/Brook Street area, with Brook Street as its principal access. This is an area where the roads are already busy and it is simply not suitable for the extra traffic that a supermarket would generate. This would also be dangerous for children going to Tring School.</p> <p>This is also a fairly small area with little parking (other than the Old Forge car park) and your proposals state there should be at least as much parking as at present. Any supermarket would by nature be small and would be unlikely to add much more than the existing Marks and Spencers and Morrisons which are in the town centre.</p> <p>Additionally, this would involve the removal of the auction rooms, Fire Station and Tring Museum (knocking down the existing Museum and auction rooms, which are a part of Tring's history and replacing thiswith some faceless new building) and which would remove some of the most iconic parts of Tring's character.</p> <p>If a new supermarket is required it would make sense to either extend the existing Tesco, or possibly build a new one at the Western end of Tring, where the new Cala housesare being built. This has an easy access to the A41 and existing roads, allowing the Tring residents from the other side of the town to use the bypass avoiding adding traffic in town centre, this would also bring interest of surrounding villages to come to Tring and avoid the long queues going to Aylesbury for a weekly shopping.</p> <p>This is probably the worst thought-out part of the entire plan.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10165
Person ID	871624
Full Name	Mrs Erica Guy
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am also very concerned about the Cattle Market development, as Brook Street is already very congested.</p> <p>It would be a shame to demolish the Museum, which is part of the history of Tring. We need the Fire station right where it is in the centre of the town, especially as the bypass is so near and they are often called to it.</p> <p>The Auction House is an asset to the town, so altogether I would rather it is not developed</p> <p>Of course new housing is needed but perhaps now is the time to think who needs it and how this can be best accommodated in a medium sized market town.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10187
Person ID	1268087

Full Name	Mrs Lauren Thackray
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Preservation of green belt boundaries is essential. They've already moved recently to accommodate new developments on the West side of Tring, and there is already no increase in infrastructure to support that influx of houses. Simply moving the boundaries of green belts yet again will do irreparable damage to Tring's culture, wildlife and AONB.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS10188

Person ID 1207749

Full Name Mr David Craven

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS10207

Person ID 1268106

Full Name NICHOLA RAIHANI

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	I am opposed to the development of site TR01. It would destroy the beautiful landscape of the entrance to the town and damage the historic character of the town centre. We also don't need more traffic running through the town centre which is already congested enough. We should also seek to retain the public rights of way to the farmland as well as protecting the existing green spaces and local wildlife heritage. These aims are not compatible with the proposed development.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10334
Person ID	335000
Full Name	mrs caroline Kendall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS10361

Person ID 1268427

Full Name GRAHAM HAYNES

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I endorse the submissions by 'Tring in Transition' with regard to Proposals and Sites.'
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10383
Person ID	211245
Full Name	Ms Jody Conibear
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am strongly opposed to the development of proposed site Tr01 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively low in traffic due to the rural nature of the area an very narrow market town high street. This would be lost forever if Tr01 is developed, causing traffic chaos in future.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers, horseriders and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives locally.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance for biodiversity.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS10411

Person ID

493957

Full Name

Mrs Anne Galewski

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	In particular TR03 east of Tring 1400 homes is adjacent to AONB and too far from the town's amenities to be viable, and will create more car journeys and parking issues.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10416
Person ID	1268436
Full Name	LUKE PICKETT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The Grove Fields, and Marshcroft lane are home to some beautiful wildlife. I have seen bats, deers, badgers, foxes, and the increasingly endangered hedgehog. By turning these areas into concrete jungles, you are once again putting more strain on these beautiful creatures. They are all hugely important to our ecosystem, and should not be seen as collateral damage.</p> <p>Marshcroft lane (in particular) is already very prone to flooding. We know that by ridding areas of natural lands/open spaces we increase the risk of flooding even further. We need the lands, the plants, trees to absorb rainfall. We have</p>

seen up and down the country the huge increase in floods. David Attenborough recently eluded to the fact we have forced this situation upon ourselves, by increasing the urbanisation of the country.

Currently houses are being built at a rate that are just not needed. There are already over 1 million building projects approved for this country. Why not start getting to work on those? It all comes back to money. Sorry, but Tring and our community is more important to me.

I live on (address removed). I moved here because of the beautiful views, to get away from the urban life that was, in the end, terrible for my mental health. The field behind our house has been a beautiful, communal space. People walk their dogs, children play with their friends. I don't know why these things are so undervalued. Even if a few houses were to be built there, we just don't want to wake up one day and see a concrete jungle out there, with another house bearing down. It's green belt land for a reason. I wish it felt like there was more room for compromise. I'm concerned it will suddenly turn into an estate. Suddenly, the value of the houses here plummet. The property developers can go back to their mansions, but we have to suffer the consequences. Keep the communal space, the green belt lands. It's good for the planet, the community, and the wildlife. Sure, build some more affordable housing on Cow Lane. That's land where it makes complete sense. It's not used really for anything, and it's enough of a development for the time being. Then assess again in a couple of years. There's already been a huge property development along icknield way, and by the cemetery. Neither are even finished yet.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS10419

Person ID 494926

Full Name Mr John Pepper

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**

* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01 for which I find it disgraceful that Dacorum have included in the consultation once again despite high volumes of comments in previous consultations.</p> <p>It appears that Dacorum are just not getting it. We DO NOT want ANY building on our farm lands or AONB for which Dacorum are supposed to be protecting. Not only will it endanger wildlife and ruin the incredible AONB surrounding Tring, but also change our market town into an urban sprawl unfit for habitation for existing and new home owners.</p> <p>In addition if the rumours are true, the farmers (as tenants) on Tr01 have already been "given notice" on their departure in 2022 to make way for the large scale building of industrial in phase 1 and housing in a phase 2. If this is indeed true then how are our comments or any of this process either fair or justified? I see legal intervention if this comedy proceeds.</p> <p>One farmer at least is 3rd generation and was born in the farm house from which she works. How sad that Dacorum sees fit to throw her onto the street and concrete over the AONB farmland she has looked after for generations.</p> <p>Our local services, roads and infrastructure cannot cope with what we have and if you must build somewhere - look at brownfield sites outside of Tring.</p> <p>What a very sad reflection of UK democracy in disarray. Happening on our very doorsteps.</p> <p>Leave our farms, farmers, AONB and greenfield sites alone.</p> <p>The residents of Tring are ready to stand our ground on this.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10444

Person ID	1263196
Full Name	Alizon Henderson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Consultation point TRPS</p> <p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm – congestion, noise, air pollution, etc – for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free – this is a much appreciated aspect of the town – and would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers (including many dog walkers), joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

More development would be a disaster for Tring – Roman Park is evidence enough of the DBC approach to the Green belt/AONB use of land. It is ugly overcrowded and a blot on the area.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS10467

Person ID 1268450

Full Name JOSEPH STOPPS

Organisation Details DACORUM GREEN PARTY

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

No

Proposals and Sites Tring
comment The plan already proposes over-expansion of Dacorum.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10493
Person ID	869129
Full Name	Ms Ann Hetherington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10496
Person ID	869129
Full Name	Ms Ann Hetherington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS10526

Person ID 1268615

Full Name LOUISE ABSLOM

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

The proposed north–south link road from Bulbourne to London Road via Station Road is ill-defined and cuts through a major wildlife corridor – Marshcroft Lane – and an AONB. It is therefore subject to constraints that have yet to be examined, yet it seems key to the present development plan for Tr03. No development on Tr03 should be sanctioned until this is fully resolved.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title	Tring
ID	EGS10527
Person ID	1268615
Full Name	LOUISE ABSLOM
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The provisions for green/wildlife corridors (especially in Tr01, 02 and 03) are confused, inadequately defined and fall well short of the provision called for in the most recent Herts Environment and Sustainability guidelines (Nov 2020). In particular, the corridors are poorly linked together and do not explicitly protect the hedgerows (including Marshcroft Lane) and the surrounding countryside that are a key part of the character of the area and vital to local biodiversity. Overall, the plan for Tring falls short of NPPF para 147, and paras 99/100.</p> <p>The provisions for green/wildlife corridors (especially in Tr01, 02 and 03) are confused, inadequately defined and fall well short of the provision called for in the most recent Herts Environment and Sustainability guidelines (Nov 2020). In particular, the corridors are poorly linked together and do not explicitly protect the hedgerows (including Marshcroft Lane) and the surrounding countryside that are a key part of the character of the area and vital to local biodiversity. Overall, the plan for Tring falls short of NPPF para 147, and paras 99/100.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS10528
Person ID	1268615
Full Name	LOUISE ABSLOM
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	The proposals for Tr06 (Brook St) are based on assumptions that are no longer valid given other stated goals and the growth in development elsewhere in Tring. They also miss a clear opportunity to provide distinctive and modern facilities better suited to the mid-21st century.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10532
Person ID	1263090
Full Name	Pauline Scott
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment

am opposed to the development of proposed site Tr01

The scale of proposed development is totally out of proportion to the existing size of the town and a far greater percentage increase than that proposed for any other town in the Dacorum area.

Tring is already experiencing a considerable increase in housing with the Cala Home development of "Roman Park". The proposed further development to the east and south of the town will waste acres of farmland and beautiful countryside that that have been an incredible resource during the past year, providing easy access to open space and opportunities to walk, run and generally enjoy the countryside during a period of real stress. With so many families having developed a new appreciation of the green areas surrounding our town it would be criminal to now rip up that green and build so heavily.

It will overwhelm Tring, putting strain on our local communities and overload local facilities.

The whole "public consultation" process seems to have been a complete white wash, with the responses being totally ignored. The original "alternatives" have morphed into a mass development scheme on several sides of the town meaning that views from Tring Park, the Ridgeway, Ivinghoe Beacon and surrounding high points will be detrimentally impacted by the density of housing and thoughtless grabbing of irreplaceable green belt.

The beautiful green route into the town will become a sprawling urban area devoid of character and totally subsuming the character and charm of the market town.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site which will be totally destroyed. Why does the policy not recognise that our wildlife heritage is of critical importance: once lost it can never be replaced? Instead of ever increasing destruction of our amazing green countryside concentrate on opportunities to use brownfield sites, rethink existing buildings, look at infill and, above all, focus on a proportionate scale of development. We should be planting trees for the enjoyment of future generations, not cutting them down and concreting over them.

I call upon Dacorum Borough Council to halt the Local Plan Consultation. Redraw the plan based on the housing densities already achieved and base the targets on up to date estimates of needs.

Yes / No
*** Yes**

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10533
Person ID	1268618
Full Name	HELENA COOK
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town -which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Additional comments on an extra page -

Additional comments...

I strongly object to any more houses being built in Tring.

We have already been subjected to 226 houses being built on the Icknield Way road, which will cost between £495K and £855K. I personally don't consider this to be "affordable housing" .

The infrastructure of Tring is at breaking point. For example, the two Doctors Surgeries will have trouble excepting any more patients when waiting-lists for local residents are so long.

To add more developments to Tring would have a devastating effect on the countryside and residents.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files	
Title	Tring
ID	EGS10546
Person ID	1268683
Full Name	Mr Peter Wright
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

The size of the proposed development is out of proportion with the infrastructure and amenities to support it in Tring. The doctor's surgery for example, would be hard pressed to absorb the increased population.

Green belt was designated for a reason. This is a betrayal to the people of Tring and is morally unacceptable.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS10547

Person ID 1268685

Full Name Mr Nick Cornford

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment I am most opposed to the development of proposed site Tr01.

To destroy the farms would be a sacrilege. Dunsley Farm -- which has probably the best farm shop in the area, and on which I depend for my eggs and much more -- is a prime, profitable business which has been run by generations of the same family. You will see it as "Donlee" on Dury and Adams' well-known map of Hertfordshire dated 1766.

There are, of course, the other businesses on the site. Businesses employ people.

People have to live somewhere, of course, but surely not at the expense of the land that feeds them and the places that can provide jobs?

This ignores the benefits of the open spaces so essential for recreation and "the environment". The development would be in quite the wrong place. Please reconsider.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS10548

Person ID 1268686

Full Name Ms Susan McHugh_

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment** I am opposed to the development of proposed site Tr01

The plan to build over 2000 new homes and businesses at the entrance to Tring will totally destroy the unique character of Tring which is a small market town.

Not only do the Council seek to join us up with Aylesbury at one end of the town with the Cala site, we are now being subjected to a plan which is basically nine times bigger at the other end of the town and which will almost join us up with Berkhamsted. The plan to build so many houses and business is just too ambitious and will destroy the lovely landscape at that end of Tring. It will spoil the unique character of the town which is basically a small market town loved by many of it's residents, for that reason.

It will remove the green corridor on the edge of the town and take away green belt land. Surely the council can find smaller sites which could be integrated into the town without totally destroying this. This just seems to be mass destruction on a grand scale and will spoil the town. During lockdown it has become apparent that we need access to our green spaces and to hold onto them for everyone to enjoy, but instead the plan will destroy this beautiful landscape at the main entrance to the town. I also feel it would be wrong to build on what is currently farm land which is of enormous recreational benefit for enabling access for people and wildlife to the surrounding countryside and contains an important Wildlife Site.

The infrastructure in Tring will not support this scale of growth. The roads will not cope with the increase in traffic. The railway station will not be able to cope with the increase in commuters wanting parking space. All the surrounding areas of countryside will suffer as a result and will cause serious environmental damage for all of Tring's residents with the increase in traffic and pollution. I really think the Council should reconsider this proposal and turn it down.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS10565

Person ID 1268706

Full Name JACK FANTHAM

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town -which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road . These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

Taking into account the already considerable freight traffic which navigates through Tring and Long Marston, the additional congestion will undoubtedly cause a ridiculous amount of traffic. Something which will only place more stress upon Dacorum and local residents.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS10566

Person ID 1258304

Full Name Ian Fantham

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

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The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS10571

Person ID 1164729

Full Name David Clarke

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

Yes

* No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10572
Person ID	1164729
Full Name	David Clarke
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS10573

Person ID

1164729

Full Name

David Clarke

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

No

**Proposals and Sites Tring
comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS10580

Person ID 1268718

Full Name BELINDA BRETT

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01.

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS10582

Person ID 1268719

Full Name PETER BICKERSTAFF

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>Local facilities (GPs' surgeries, schools etc) are already stretched, the addition of this many new homes would add unsustainable pressure on those facilities.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10586
Person ID	1268724
Full Name	LESLEY BICKERSTAFF
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Local facilities (GPs' surgeries, schools etc) are already stretched, the addition of this many new homes would add unsustainable pressure on those facilities.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS10600

Person ID 1268726

Full Name DR ADRIENNE GARNER

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

Yes

* No	
Proposals and Sites Tring comment	I feel strongly that encroaching on Green Belt land for property development should not be considered. As I said early I believe there is going to be a move away from living in the SE.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10606
Person ID	1268727
Full Name	MR & MRS DW AND EA BELLIN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>3. The expansion shown on the north-east of the Town between the Bulbourne Road and Station Road (Areas Tr02 and Tr03) is particularly egregious for the following reasons:</p> <ul style="list-style-type: none"> a. It is a development in the Green Belt which causes unacceptable harm and no exceptional circumstances have been given why this land should be used. b. It is in an Area of Outstanding Natural Beauty lying as it does at the base of the Chiltern Downs. It is also home to abundant wildlife species including bats. c. It accounts for a large part of the unacceptably high increase in the housing count. <p>4. The Planners fail to recognise two very important points:</p> <ul style="list-style-type: none"> a. First the Government have quite rightly decided that the numbers behind this National Plan, of which this Plan forms part of, no longer makes sense. It was based on a discredited algorithm which put too much emphasis on expanding housing in the South-east and not on the regional 'evening-up' policy endorsed by the Government. b. Up until the outbreak of Covid 19, one could fairly say that Tring was largely a Commuter Town with 1000 plus cars parked daily at Tring Station. A development that placed more houses near to the Station might have claimed some justification. Times have changed quite radically with the best estimates we have, suggesting that clerical workers are likely to visit an office perhaps two times a week. In future, that office might no longer be in Central London but locally in Dacorum and the house no longer needs to be close to a commuter station. This Planned development looks increasingly like yesterday's plan and out of all proportion to anything Tring can sustain. <p>For all of the above reasons, we strongly object to the Plan in its current form.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10608
Person ID	1268728
Full Name	PAUL DEANE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

<p>* Yes</p> <p>* No</p>	
<p>Proposals and Sites Tring comment</p>	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
<p>Yes / No</p> <p>* Yes</p> <p>* No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	

Title	Tring
ID	EGS10611
Person ID	369415
Full Name	Mr Dacorum EnvironmentalForum
Organisation Details	Chair Dacorum Environmental Forum Waste Group
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<ul style="list-style-type: none"> Introduction to Proposals and Sites <p><i>“24.1 The work on allocations is still evolving and we have reflected as much detail as we possibly can at this stage in the Plan. In particular, we have not been able to include all forms of proposals that might emerge in the settlements. We set out our current understanding of allocations in more detail in this 'Proposals and Sites' section of the plan</i></p> <p><i>24.2 We are working towards incorporating a full list of allocations for the next stage of the Plan (Regulation 19). We will undertake this work in progressing discussions on individual development proposals with landowners and developers, our partners and other key stakeholders and through taking forward linked work on infrastructure requirements in the Infrastructure Delivery Plan.”</i></p> <p>In other words, more sites could be added after close of consultation, and residents and concerned groups will not have had an opportunity to comment on these.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10626
Person ID	1268732

Full Name	KATRINA BECKWITH
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	On the basis that it can be demonstrated, within a reassessment of housing need and a sufficiently evidenced planned strategy as a result, that there is a requirement for Green Belt allocation; I maintain their previous position that site Tr01, Dunsley Farm, provides the most appropriate land for allocation by way of comparative assessment and can offer a substantially greater provision of housing allocation than is currently proposed (which, at 400 homes across a 37.25ha site, is extremely low density)
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10628
Person ID	1268732
Full Name	KATRINA BECKWITH
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	

* No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10634
Person ID	1268733
Full Name	Mrs Nicola Pepper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>As parents we teach our children to respect wildlife, green belt, AONB and to ensure they in turn pass this message down through the generations.</p> <p>We have here a knee-jerk plan cultivated by planners that have clearly never been to Tring that will concrete over the front of Tring market town along with its wildlife and a key AONB.</p> <p>I am unsure what message you are trying to send but it is the wrong one.</p>

Your foundations are wrong, industrial estates lie empty throughout Dacorum and are usually located in discreet places not as an entrance to a town. Local industrial estates will not necessarily mean local employment.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS10646

Person ID 1268737

Full Name CLIVE PORTER

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Yes

Proposals and Sites Tring
comment

In regard to the proposals for Tring Tr01.

This will remove a working farm at a time where this country needs to be producing more food. It is sited.

Access is planned from London Road and Cow Lane. Any access from London road would put a junction between the roundabout junction for the Tesco's roundabout and Cow Lane, a sweeping bend with the A41 junction between. Increasing traffic at this location.

Mention of a supermarket but there is already a supermarket at this location, Tesco.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files	
Title	Tring
ID	EGS10647
Person ID	1268737
Full Name	CLIVE PORTER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr02 & Tr03</p> <p>Again removes farmland. 1800 houses in this area, even with access from three roads, Bulbourne Road, Grove Road and Station Road, will have a large impact on traffic volume and noise along these roads.</p> <p>What of the existing wildlife living in this area. It is unlikely to survive the construction stage of this development and a wildlife corridor is no comparison to a green area.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10648
Person ID	1268737
Full Name	CLIVE PORTER
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	TR06 Further development along Brook Street will add to the congestion here. Tring is a market town and the market is held at this location, will this be taken into account. No mention in the planning.
Included files	
Title	Tring
ID	EGS10651
Person ID	1268738
Full Name	Miss Hayley Gibbs
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01 Tring Town is steeped in history, there are over 75 entries of tring listed with heritage protection some of which are walls, barns, a lamppost and a ditch. If all of these listing have been past with protection listings I cannot understand why a huge area of outstanding natural beauty and history is not being protected.

The role of carrying out historic England as set out by the government covers acts which have been put in place to protect important heritage places such as Tring. Below mentions a few which I believe would be impeached if the proposed plans continue.

Constructive conservation in practice - 2008

Maintains that historic England set out by the government adopts a positive and collaborative approach to conservation and actively manage, change. It claims that while accommodating necessary changes the historic significance of places will be recognised and reinforced.

Conservation area (planning listed building and conservation areas) act 1990

The following epitomises the essence of Tring.

An area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.

The countryside character of Tring and the very essence of what makes this town a special and popular destination will be lost and engulfed by population, parking, traffic completely altering the character and appearance of Tring.

Assesses of community value - location act 2011

A local authority must maintain a list of land in its area that is land of community value. The list maintain by a local authority is to be known as its list of assets of community value.

The community use every area of land written into the future proposed plans of Tring. The areas proposed are used by community for walking, cycling, nature conservation, historic value.

.... a building or other land in a local authority area is land of community value if in the opinion of the authority

- 1 A) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community.

Aesthetic value - English heritage 2008

'Value deriving from the ways in which a people draw sensory and intellectual stimulation from a place measured in.... hearing, sight, structure, environment.

The sound of Tring would be louder

The sight of Tring would be too modern to convey the heritage town Tring is known for

The increase in traffic would bring more pollution effecting wildlife

Not to mention the overall appeare of a town known for its countryside views.

Evidential Value, English heritage 2008

Value deriving from the potential of a place to yield evidence about human activity

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
*** Yes**

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10663
Person ID	1268741
Full Name	BRIAN WHITEHEAD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	Tring Park should be considered as a Conservation Area.
Included files	
Title	Tring
ID	EGS10750
Person ID	1268752
Full Name	Miss Lucy Cooper
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10770
Person ID	1268759
Full Name	Mrs Catherine Rudin

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as suggested in my earlier comments. If it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS10783
Person ID	1268762
Full Name	Mrs Natalie Hill
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently</p>

making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan. Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.
Included files	
Title	Tring
ID	EGS10792
Person ID	1268763
Full Name	Mr Michael Hill
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given

to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10837
Person ID	1268795
Full Name	EVA MCKEARNEY
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01, Tr02, Tr03, Tr06.</p> <p>I am shocked and very saddened to hear of a proposal for 2700 more homes in Tring. I understand that some development is necessary and unavoidable but not at this proposed massive scale.</p> <p>There are already 200 houses currently under construction at the Aylesbury end of Tring, which will make a huge difference to the town, surrounding countryside and roads. It is already very difficult to make appointments with a GP, schools are full and parking in town is difficult as it is. I would not like to see a multi story car park being built in Tring town centre as has been done in Berkhamsted.</p> <p>Parking at Tring station would need to be developed further as there is currently not enough parking spaces as it is.</p> <p>It will destroy the beautiful landscape of to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of Tring, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01, Tr02, Tr03, Tr06 are developed.</p>

The public right of way across the farms at Tr01 is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS10842

Person ID

1145633

Full Name

Mrs Suzanne Nixon

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

Yes / No

* **Yes**

* **No**

Yes

**Proposal & Sites Tring
Other Sites comment**

BK02

The scale of development proposed will forever alter the nature of relatively small towns like Berkhamsted and Tring. People like living in such places because they still retain something of their original nature as small market towns. There

is a sense of community. They are not urban spaces. They are surrounded by green spaces that add greatly to the quality of life of residents. These are slowly being eroded. I have lived in Berkhamsted for 40 years and have seen many changes. Thus far the level of development, while substantial, has not been overwhelming, but there comes a point at which the town becomes too large and loses the very things that make it a pleasant place to live.. For future generations who might enjoy living here, I feel I must state that my heart sinks when reading Dacorum's Emerging Strategy for Growth. Far too many new homes are proposed. Looking at the map of proposed sites around Berkhamsted, it appears that every available green space would be built on.

I PARTICULARLY OBJECT TO DEVELOPMENTS ON GREENBELT LAND.

Regarding Berkhamsted,

Much of the proposed development is on the fringes of the town filling in green corridors vital to wildlife and greenfield sites that provide lungs and enhance quality of life here. A number of the proposed sites border the A41 bypass. At present, these green spaces provide a buffer between the traffic and nearby housing. I question the wisdom of building homes adjacent to a busy highway where air quality cannot be good. (Note the recent case in London where air pollution was officially named as the cause of a young child's death. She lived next to a very busy road with poor air quality). Noise pollution will also have an impact on these households.

Berkhamsted is a Victorian town built in a valley with steep, narrow streets that are already at capacity with regard to traffic. Building on the outskirts of the town, will exacerbate the problem.

Each household will have one or two cars. The stated intention is to provide cycle lanes, bus services and pedestrian pathways. This is admirable, but a young mother with two small children or an elderly person is more likely to jump into his/her car to access the distant town centre. This will create more pollution.

Some roads in the town centre and in Northchurch already have very poor ratings for air quality. The roads leading to the sites off Shootersway and Swing Gate Lane will not be able to cope with the volume of traffic generated. Darrs Lane in Northchurch is a narrow, country lane, difficult to navigate even now if two cars meet. A large number of homes are proposed in the fields along the lane. Anyone living there would have to travel by car to reach the town centre or even Northchurch. None of these sites make sense.

Included files	
Title	Tring
ID	EGS10843
Person ID	1145633
Full Name	Mrs Suzanne Nixon
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR01</p> <p>The scale of development proposed will forever alter the nature of relatively small towns like Berkhamsted and Tring. People like living in such places because they still retain something of their original nature as small market towns. There is a sense of community. They are not urban spaces. They are surrounded by green spaces that add greatly to the quality of life of residents. These are slowly being eroded. I feel I must state that my heart sinks when reading Dacorum's Emerging Strategy for Growth. Far too many new homes are proposed.</p> <p>I PARTICULARLY OBJECT TO DEVELOPMENTS ON GREENBELT LAND.</p> <p>Regarding Tring. The number of homes proposed there will utterly change the nature of this small town. There are far too many. It would be a great shame to build on this scale in the fields around the town.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10844
Person ID	1145633
Full Name	Mrs Suzanne Nixon
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	TR02-TR04 The scale of development proposed will forever alter the nature of relatively small towns like Berkhamsted and Tring. People like living in such places because they still retain something of their original nature as small market towns. There is a sense of community. They are not urban spaces. They are surrounded by green spaces that add greatly to the quality of life of residents. These are slowly being eroded. I feel I must state that my heart sinks when reading Dacorum's Emerging Strategy for Growth. Far too many new homes are proposed. I PARTICULARLY OBJECT TO DEVELOPMENTS ON GREENBELT LAND. Regarding Tring. The number of homes proposed there will utterly change the nature of this small town. There are far too many. It would be a great shame to build on this scale in the fields around the town.
Included files	
Title	Tring
ID	EGS10850
Person ID	1145633
Full Name	Mrs Suzanne Nixon
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	

Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	<p>BK04</p> <p>The scale of development proposed will forever alter the nature of relatively small towns like Berkhamsted and Tring. People like living in such places because they still retain something of their original nature as small market towns. There is a sense of community. They are not urban spaces. They are surrounded by green spaces that add greatly to the quality of life of residents. These are slowly being eroded. I have lived in Berkhamsted for 40 years and have seen many changes. Thus far the level of development, while substantial, has not been overwhelming, but there comes a point at which the town becomes too large and loses the very things that make it a pleasant place to live.. For future generations who might enjoy living here, I feel I must state that my heart sinks when reading Dacorum's Emerging Strategy for Growth. Far too many new homes are proposed. Looking at the map of proposed sites around Berkhamsted, it appears that every available green space would be built on.</p> <p>I PARTICULARLY OBJECT TO DEVELOPMENTS ON GREENBELT LAND.</p> <p>Regarding Berkhamsted,</p> <p>Much of the proposed development is on the fringes of the town filling in green corridors vital to wildlife and greenfield sites that provide lungs and enhance quality of life here. A number of the proposed sites border the A41 bypass. At present, these green spaces provide a buffer between the traffic and nearby housing. I question the wisdom of building homes adjacent to a busy highway where air quality cannot be good. (Note the recent case in London where air pollution was officially named as the cause of a young child's death. She lived next to a very busy road with poor air quality). Noise pollution will also have an impact on these households.</p> <p>Berkhamsted is a Victorian town built in a valley with steep, narrow streets that are already at capacity with regard to traffic. Building on the outskirts of the town, will exacerbate the problem.</p> <p>Each household will have one or two cars. The stated intention is to provide cycle lanes, bus services and pedestrian pathways. This is admirable, but a young mother with two small children or an elderly person is more likely to jump into his/her car to access the distant town centre. This will create more pollution.</p> <p>Some roads in the town centre and in Northchurch already have very poor ratings for air quality. The roads leading to the sites off Shootersway and Swing Gate Lane will not be able to cope with the volume of traffic generated. Darrs Lane in Northchurch is a narrow, country lane, difficult to navigate even now if two cars meet. A large number of homes are proposed in the fields along the lane. Anyone living there would have to travel by car to reach the town centre or even Northchurch. None of these sites make sense.</p>

Included files	
Title	Tring
ID	EGS10860
Person ID	1145633
Full Name	Mrs Suzanne Nixon
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	<p>TR02</p> <p>The scale of development proposed will forever alter the nature of relatively small towns like Berkhamsted and Tring. People like living in such places because they still retain something of their original nature as small market towns. There is a sense of community. They are not urban spaces. They are surrounded by green spaces that add greatly to the quality of life of residents. These are slowly being eroded. I feel I must state that my heart sinks when reading Dacorum's Emerging Strategy for Growth. Far too many new homes are proposed.</p> <p>I PARTICULARLY OBJECT TO DEVELOPMENTS ON GREENBELT LAND.</p> <p>Regarding Tring. The number of homes proposed there will utterly change the nature of this small town. There are far too many. It would be a great shame to build on this scale in the fields around the town.</p>
Included files	
Title	Tring
ID	EGS10861

Person ID	1145633
Full Name	Mrs Suzanne Nixon
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	<p>TR03</p> <p>The scale of development proposed will forever alter the nature of relatively small towns like Berkhamsted and Tring. People like living in such places because they still retain something of their original nature as small market towns. There is a sense of community. They are not urban spaces. They are surrounded by green spaces that add greatly to the quality of life of residents. These are slowly being eroded. I feel I must state that my heart sinks when reading Dacorum's Emerging Strategy for Growth. Far too many new homes are proposed.</p> <p>I PARTICULARLY OBJECT TO DEVELOPMENTS ON GREENBELT LAND.</p> <p>Regarding Tring. The number of homes proposed there will utterly change the nature of this small town. There are far too many. It would be a great shame to build on this scale in the fields around the town.</p>
Included files	
Title	Tring
ID	EGS10862
Person ID	1145633
Full Name	Mrs Suzanne Nixon
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	<p>TR04</p> <p>The scale of development proposed will forever alter the nature of relatively small towns like Berkhamsted and Tring. People like living in such places because they still retain something of their original nature as small market towns. There is a sense of community. They are not urban spaces. They are surrounded by green spaces that add greatly to the quality of life of residents. These are slowly being eroded. I feel I must state that my heart sinks when reading Dacorum's Emerging Strategy for Growth. Far too many new homes are proposed.</p> <p>I PARTICULARLY OBJECT TO DEVELOPMENTS ON GREENBELT LAND.</p> <p>Regarding Tring. The number of homes proposed there will utterly change the nature of this small town. There are far too many. It would be a great shame to build on this scale in the fields around the town.</p>
Included files	
Title	Tring
ID	EGS10917
Person ID	1152781
Full Name	LINDA MAGGS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am very much opposed to the development of proposed site Tr01.</p> <p>Tring residents are hugely proud of the green and rural entranceway into the town, and by building on this land in particular - the visible face of Tring from entering off the A41 - it is utterly ruining the whole essence, first impression and rural character of the town. This green belt of farmland should be protected and treasured as it is a site of outstanding beauty. Within the current political context of the urgency to protect wildlife, green landscape and climate, this development goes completely against all these obligations to our future generations. It will be adding housing and industrial units, and therefore many more household cars, which will increase carbon emissions and traffic congestion.</p> <p>The destruction of the centuries-old field systems, hedgerows and trees on Tr01 will further decline the habitat of our diminishing wildlife and add to the declining health of the environment.</p> <p>The amount of housing proposed for Tring is completely disproportionate to its needs, and the sudden growth of 55% is unfairly way more than the growth projection for its counterpart towns within Dacorum. I feel that the majority of expansion to be within an already large and well-served town such as Hemel Hempstead would be far more logical, as it could make use of unoccupied office and industrial sites and space, would destroy far less greenbelt land, and the access and amenities are already set up to serve the new growth. This would be a far more environmentally friendly solution.</p> <p>I also feel the extent of growth proposed is not fitting to current policy; it is unnecessarily overinflated, and we just do not need this amount of housing in a small market town to fulfill government targets.</p> <p>Tring is a very special place, as its size and location within the Chiltern Hills means is not just another grey commuter town - it is a beautiful market town surrounded on all sides by green land - and most importantly Tr01, standing as its green frontage and entranceway for most visitors from the A41, should be preserved in particular to maintain the unique and rural character of Tring.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS10923
Person ID	1268857
Full Name	Ms Amanda Jackson
Organisation Details	Charisma Care
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS10971

Person ID 1268901

Full Name Mr & Mrs Ron & Ann White

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

We understand that it is a proposed under Local Housing Plan to considerably increase the number of planned houses in Berkhamsted by 25 % , also in Tring by 55%.

Please delay the consultation until after the covid restrictions are over.

It appears to us that the extra houses will overload our local facilities – such as schools, doctors, hospitals, roads and maybe sewerage and water supplies and transport facilities. Nor is it evident that there are sufficient local employment opportunities for such an increase in population.

Yes / No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10986
Person ID	1162376
Full Name	Jade Holmes
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10987
Person ID	1162376
Full Name	Jade Holmes
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been

demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title	Tring
ID	EGS10988
Person ID	1162376
Full Name	Jade Holmes

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS10999
Person ID	1268907
Full Name	NICOLA BULL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>1 The proposed increase in housing numbers (over 2700) for Tring exceed by far the evidence-based figures for Tring.</p> <ul style="list-style-type: none"> • There is inadequate mitigation for the proposed loss of very significant Green Belt land, much of which is adjacent to AONBs. Green Belt land has been proposed far too readily for There is no evidence of consultation with neighbouring local authorities in Buckinghamshire or Bedfordshire, both of which are immediately adjacent to Tring. <p>1 The proposals for the Dunsley and Brook Street sites are completely inappropriate for the 21st century and no account has been taken of the historic nature of the market area as a key feature of the town's character.</p> <p>1 The assumptions in the Plan concerning retail space and the use of the town centre are outdated and do not accord with expert evidence presented to government concerning the changing face of the British high street - away from retail and with an emphasis on meeting places and</p> <p>1 The plan is not nearly explicit or proactive enough in improving the local natural For example, provisions for wildlife corridors are vague and there is no recognition of the value of existing hedgerows etc.</p> <p>1 In proposing significant development to the east of Tring, plans for a north-south link road have not been clearly defined. Marshcroft Lane is an ancient road providing single- carriageway access only, and is much used by walkers. Its amenity value would be lost completely if development of Tr02/Tr03 resulted in Marshcroft Lane becoming an access route for many hundreds of new houses and other buildings.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11001
Person ID	1263256
Full Name	Anthony Blumsom

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	There has been a poor level of consideration for developing brownfield sites and a deliberate focus on developing green belt land such as Grove Fields, sandwiched as it is up against two beautiful swathes of biodiverse AONB. Where is the environmental and green rationale here?
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11002
Person ID	1263256
Full Name	Anthony Blumsom
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No	Yes

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	Focus on brownfield sites. It's not my job to find them for you.
Included files	
Title	Tring
ID	EGS11010
Person ID	333882
Full Name	Mr Mark Barfield
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available outside of Tring.</p> <p>With regard specific comments in relation to sites Tr01,Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS11011
Person ID	333882
Full Name	Mr Mark Barfield
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11038
Person ID	871314
Full Name	Mr Ron Schafer
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The council intends to construct a complete suburb (TR01,02,03,06) thereby destroying productive arable farmland available to meet local food needs and even worse destroying protected and historic farmland which is within the green belt and has special conservation status as well as being scenically attractive in an area of outstanding natural beauty. As undisturbed meadowland Cow Lane Farm represents a considerable and effective carbon sink vital in the context of the Climate Emergency. Also sacrificed is the genuine town museum building and market area for a modern supermarket which only required to support the new housing estates.</p> <p>From the figures given it seems that TR01 is to be built at around 6 houses plus access roads per acre. This implies over dominant three storey accommodation (at least) and limited garden and community space and totally negating the scenic values of the area and failing to meet the need for home working and integrated community facilities.</p> <p>The sheer numbers of additional houses proposed in Tring and elsewhere means that there will be a large increase in car commuting and general motor traffic – and not limited to up and down the busy A41 trunk road. The noise from the A41 main trunk road was 24/7 before lockdown and represents a particular threat to mental health and wellbeing. The noise is already excessive both at TR01 where the A41 is actually elevated and also at LA05 and Western Road where road noise is also continuously projected at the nearby homes. Whether or not development proceeds at TR01 it is absolutely essential that the A41 is provided with effective solid sound screening as is seen on the M25, in addition to the planting of appropriate tree screening.</p> <p>The county council has already determined without local public debate that TR01 is no longer to be farmland, forcing the end of farming activity and promoting housing development. If this land is to be lost to farming then as a publicly owned local asset this area should be applied to the benefit of the existing local community making it possible to see some actual improvement in the quality of life rather than the reverse. There is obviously an opportunity for some limited additional local employment here and some small scale housing to meet genuine local need. There would be real benefit to the environment and Tring people if the land was used for example to establish a new woodland and wild areas including a lake fed by the existing stream also additional sports facilities and proper parking to service that and the Pendley rugby pitches that cause parking chaos on Cow Lane. It would also be beneficial to provide additional allotment space to replace that already lost to development and meet existing demand and perhaps convert the existing farm buildings into art/craft workshops for example.</p> <p>We are curiously told in the planning documents that Tring is to become ‘inclusive’ and that 40% of the new housing will be ‘affordable’ and low earners will be ‘pepper milled’ (clearly an inappropriate metaphor) into the new estates and offered at a 30% discount to market value. This sort of radical social engineering does not seem to have been thought out but it is difficult to see how it can be regarded as fair, effective or sustainable even if that level of discount would be affordable for low wage/no wage residents on benefits. Similarly favouring small building firms over large ones is going to substantially increase construction costs and again does not seem thought through.</p>

The town centre will simply not take any more traffic without becoming actually unpleasant. Perhaps rather than vague promises of cycle ways and improved passenger transport the plan could consult on the possibility of levelling the high street and give precedence to pedestrians and bicyclists over motorised traffic making it all the more safe and suitable for the cafes and restaurants that have sprung up as well as promoting the shops and markets.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11043

Person ID 1145445

Full Name Mr Jason McInerney

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* Yes
* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS11044

Person ID 1145445

Full Name Mr Jason McInerney

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS11063
Person ID	1268913
Full Name	SONIA FAIRBARN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I strongly agree with the comments made by Tring in transition in relation to the Proposals and Sites.
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11075
Person ID	1144903
Full Name	Mr Brian Rook
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Ref sites TR1 to TR5</p> <p>23.137 Tring has a long and noble history as a chartered Market Town, with a number of diverse small high street shops, and there are many rich architectural features in the town centre which reflect this history. The DBC draft plan proposes to demolish some of these historic features (cattle market, Tring Museum) and to build a new supermarket in the town centre. There can be no justification for yet another supermarket in Tring – we already have 2 – and this will threaten the survival of many of the existing small shops, changing the character of the town centre.</p> <p>23.144 This will include significant green infrastructure provision in the form of open space and an ecological buffer to the GUC, and a connecting corridor of open space through to Grove Road.</p> <p>The destruction of 2 local farms (Dunsley Farm, Cow Farm) and associated local wildlife sites is incompatible with your stated aim to be sensitive to the heritage of Tring. Your development proposals will take away what makes Tring so special today, and turn the town into just another faceless modern development with identikit housing and no character.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11078
Person ID	333832
Full Name	Mr Robert May
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr01 and Tr03</p> <p>Both of these areas are in the Green Belt and are productive farm lands containing scarce and endangered ancient hedgerows, trees and wildlife.</p> <p>Both areas are bordering on and visible from the Chilterns AONB. This landscape and the farming carried out on it must be protected for the use, enjoyment and security of future generations.</p> <p>Tring has already experienced in-fill building over many years and with the latest extension of housing to the west of the Town is placing stress on our public services, doctors, dentists and infrastructure such as parking.</p> <p>These proposals are gross over development. The numbers of builings proposed will, if allowed, destroy the environment and character of a small market town.</p> <p>Further expansion of housing, where required, should only be permitted on brown field sites.</p>

Yes / No * Yes * No	
Proposal & Sites Tring	
Other Sites comment	
Included files	
Title	Tring
ID	EGS11094
Person ID	1258923
Full Name	Arthur Barfield
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available outside of Tring.</p> <p>With regard specific comments in relation to sites Tr01,Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	No
Proposal & Sites Tring	
Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>

Included files	
Title	Tring
ID	EGS11099
Person ID	1268934
Full Name	Mr Ian McKerrow
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS11111

Person ID 1268939

Full Name Ms Sylvia O'Brien

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11112

Person ID 1268939

Full Name Ms Sylvia O'Brien

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan. Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11199
Person ID	1268982
Full Name	Mr Andrew Yeomans
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	I support the submissions of the Chiltern Countryside Group (CCG) and the Grove Fields Residents Association (GFRA) on this question.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

The NPPF does allow for review of Green Belt boundaries through preparation of a Local Plan (paragraph 136 and the requirements of paragraphs 137, 138) and in the exceptional circumstances described in paragraphs 143 - 145. Land which is used as open space, sport and recreation is protected by the NPPF. Green Belt sites particularly on the Eastern edge of Tring support all these activities, with good public access for walking, for fishing and boating on the Grand Union Canal, riding, running and cycling, together with valuable agricultural land. Public access such as that given by Marshcroft Lane, Tring, affords a good quality outdoor experience to people with limited physical mobility.

All residents are aware of the widespread use of cycle routes, lanes and off-road paths by visitors, particularly ramblers and cyclists, to the area. Ease of access by road and rail from London and its suburbs makes the Chilterns a popular tourist destination which is healthy for participants and supports the local economy. The large scale housing options of the LP will diminish this experience and impact negatively upon both the local and visiting communities.

Consistent with the NPPF objectives to enhance beneficial use of the Green Belt, paragraph 141 states that once Green Belts have been defined (which they already are), Councils should plan positively to achieve this aim by providing opportunities for outdoor sport and recreation; retaining and enhancing landscapes, visual amenity and biodiversity; or improving damaged and derelict land. Limited opportunities within the LP for DBC to support these aims; indeed the options for housing development would significantly diminish the benefits of Green Belt within the Borough to the public. Significant wildlife corridors and habitats which have established over decades would be lost through development of Green Belt sites.

Creation of new green spaces is not an acceptable replication of an existing, naturally beautiful, green and tranquil open landscape. Wildlife corridors, habitats and important markers such as hedgerows which have established over time will disappear. The international monetary exchange rate is not in Britain's favour; it thus becomes even more essential to protect and support the nation's farmers in supplying our own food.

Building over green landscapes and good quality farm land (such as that on the Eastern side of Tring) is short-sighted and ill-advised.

Both Berkhamsted and Tring have green spaces around the towns widely used for walking, cycling, riding, dog-walking, running and a good network of well-used public rights of way which provide access. Residents and visitors would lose what they already have free access to and instead be offered an artificially contrived, man-made green space.

Yes / No
* **Yes**
* **No**

No

**Proposal & Sites Tring
Other Sites comment**

I support the submissions of the Chiltern Countryside Group (CCG) and the Grove Fields Residents Association (GFRA) on this question.

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files	
Title	Tring
ID	EGS11204
Person ID	1145498
Full Name	Mrs Elaine Schafer
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>This response applies to TR01,02,03,06 and Tring and Dacorum in general</p> <p>The proposal to double the size of Tring with a massive burden of new housing contradicts all the promises about sustainability, environment and quality of life. There can be no benefits to existing Tring residents of development on this scale. All Tring can hope for is some mitigation of the damage done.</p> <p>The main purpose of the plan seems to be to find a way of implementing arbitrary and excessive housing targets that have been derived by questionable assumptions and algorithms from central government. To suggest that this level of new housing is to meet local need is clearly absurd. Any such need should have been met by the hundreds of housing already under construction. These targets have been imposed by the government under threat of having such development simply imposed if no plan is forthcoming. This negates the opportunity for a genuine plan to improve life here and leaves electors disenfranchised and alienated. The resources would be better applied to tackle unemployment and social deprivation where it exists and improve quality of life rather than reduce it for all</p> <p>Tring is sited adjacent to the AONB and SSSIs and was protected by the Green Belt. To protect these valuable environments the town has been packed with infill development. Now the council proposes to build high density housing estates on the formerly protected land leaving Tring doubly damaged.</p> <p>The council intends to construct a complete suburb (TR01,02,03,06) thereby destroying productive arable farmland available to meet local food needs and also destroying protected and historic farmland which was awarded special</p>

conservation status. As undisturbed meadowland, Cow Lane farm represents a considerable and effective carbon sink, vital in the context of the Climate Emergency. Another proposed sacrifice is that of the local history museum and market area, which would negate the years of work in preserving the local heritage, which is part of the town's tourist appeal and something it seems that the council states it wishes to promote.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11205

Person ID 1145498

Full Name Mrs Elaine Schafer

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Tring
comment

The figures that state TR01 will have a building density of around 6 houses plus access roads for access implies limited green and community space, totally negating the value of the area and quality of life to be had. The vast numbers of additional houses proposed will generate a large increase in car commuting and general traffic, with much consequent congestion, air and noise pollution. The town centre will simply not take any more traffic without becoming actually unpleasant and a risk to health. Noise levels from the A41 are already very high, especially at the elevated section and at LA05. For walkers in Tring Park, normal conversation close to the A41 is already noticeably difficult due to traffic noise. The council would do well to install some effective sound screening and tree planting, as seen along the M25.

The county council has already determined, without local public debate, that TR01 is no longer to be farmland. As a publicly owned asset this area should be used for the benefit of the existing local community, who make much use of the public footpath through it. There would be real environmental value in creating woodland or orchards, making a

feature of the stream, and possibly some appropriate sports facility, plus some solution to the weekend roadside car parking that causes the road to be difficult to drive along.

The council has a responsibility to make a plan that recognises the Climate Emergency and not to create large suburban developments that will damage the environment for all.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11212

Person ID 1268985

Full Name Mr Derren Maggs

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment

I am strongly opposed to the development of the proposed site Tr01

The countryside landscape that is the main entrance that welcomes visitors to Tring will be destroyed forever. Tring is surrounded by the Chilterns Area of Outstanding Natural Beauty and the development will lead to the market town status being lost.

The NPPF sets out the following policy: "109. The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes." This is not being followed, nor will this development minimise impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity.

Irreparable harm will be caused to the unique character of the historic market town – which must be preserved for current and future generations.

There is no capacity within existing infrastructure, including public transport, utilities and social infrastructure (such as schools) to absorb further development

This is an out of town development which is also proposing commercial usage, which will have substantial negative impacts on the vitality of the town centre, which is already suffering significantly from empty outlets.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road.

These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors. These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free, which minimise impact to the environment and climate change, if developed Tr01 will cause irreversible damage.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers (including many dog walkers), joggers and families.

If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance and the farmland is a wildlife corridor.

For these reasons this, Tr01 does not meet the criteria as a suitability site for mixed use development and development creates negative impacts to the social, economic and environmental fabric of our local community.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11213

Person ID 1268986

Full Name Miss Sophie Cooper

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11214
Person ID	1268987
Full Name	Mrs Lynda Cooper

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS11215
Person ID	398721
Full Name	Mr Bryan Hayter
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>Market towns are the jewel in the crown of the English countryside and this development will destroy the visual approach to the town, will destroy recreational benefits of the immediate area, will destroy important wildlife habitat, will cause serious environmental damage and seriously increase the health risks to all those who currently live in the area. In short it will be another jewel gone - for ever.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring	
Other Sites comment	
Included files	
Title	Tring
ID	EGS11226
Person ID	
Full Name	
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS11238

Person ID

1263717

Full Name

Helen Wells

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

PROPOSAL

1 The number of new houses proposed for Tring should be reduced.

1 Instead of a large block development to the east of the Town and another opposite Tesco's, small -scale developments surrounding the town would be advisable in order to preserve the character and cohesion of Tring. These could be, for example:

- On land adjacent to the allotments on Western/ Aylesbury Road
- Opposite the Industrial Area on the Icknield Way
- On the land adjacent to Tesco's
- On the field at the New Mill end of Grove Road
- A small area off Cow Lane.

A number of limited developments, with affordable housing, would have considerable less impact on the environment than a huge housing estate.

Also, these small -scale developments placed around the periphery of Tring, would make access to local facilities much more feasible, thereby preserving a feeling of community.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11242

Person ID 1263717

Full Name Helen Wells

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes	
* No	
Proposals and Sites Tring comment	The proposed re-development of the Fire Station and Auction area will exacerbate the car-parking problems. Even Tesco's large car-park is sometimes totally full.
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11244
Person ID	1262469
Full Name	Mark Waters
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	<p>I have already broadly stated my major concerns regarding these proposals for Tring but in summary my concerns are as follows:-</p> <ol style="list-style-type: none"> 1 I would wish to challenge the target and methodology behind the huge increase in planned houses in Tring (55per cent). 1 I find it unbelievable and unacceptable that acres of farmland and beautiful countryside, largely on Green Belt Land can be permanently ruined in order to build an unacceptably large number of Once they are built there will be no

going back and the nature of Tring with its unique character as an attractive market town surrounded by countryside will have been permanently damaged.

3. There are far too many houses for the number of jobs that are likely to exist in Tring either now or in the future.
4. The supporting infrastructure, as proposed, will simply be insufficient to carry the hugely increased population in Tring.

- 1 The removal of the market place and displacement of the Local History Museum and the Auction House, and the surrender of Dunsley Farm and beyond to housing, removes valuable facilities and takes away some of the very things things which have made Tring a pleasant and attractive place to live.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS11245

Person ID 1268990

Full Name Mr Nick de la Bedoyere

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

Proposals and Sites Tring comment I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the sites size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Councils own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11246

Person ID 1263717

Full Name Helen Wells

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Instead of a large block development to the east of the Town and another opposite Tesco's, small -scale developments surrounding the town would be advisable in order to preserve the character and cohesion of Tring. These could be, for example:</p> <ul style="list-style-type: none"> • On land adjacent to the allotments on Western/ Aylesbury Road • Opposite the Industrial Area on the Icknield Way • On the land adjacent to Tesco's • On the field at the New Mill end of Grove Road • A small area off Cow Lane. <p>A number of limited developments, with affordable housing, would have considerable less impact on the environment than a huge housing estate.</p> <p>Also, these small -scale developments placed around the periphery of Tring, would make access to local facilities much more feasible, thereby preserving a feeling of community.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11248
Person ID	1262469
Full Name	Mark Waters
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	I cannot believe that there are no other more balanced alternatives to those that are proposed for Tring. With sufficient time and an a reassessment of the data I'm sure they could be found.
Included files	
Title	Tring
ID	EGS11259
Person ID	1268992
Full Name	George Budd
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p>

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS11261

Person ID 1268893

Full Name Mr Martin Hopping

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11262
Person ID	1268893
Full Name	Mr Martin Hopping
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11286
Person ID	1268996
Full Name	Mrs Nathalie Weisberger

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11289
Person ID	1268997
Full Name	Mr Neil Weisberger
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

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The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11290

Person ID 1268994

Full Name Mrs Julie Hopping

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring comment I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly

in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

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Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11291

Person ID 1268994

Full Name Mrs Julie Hopping

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11299
Person ID	1268998
Full Name	Mr Philip Hodgson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>The proposals for Tring are hugely excessive. Will dramatically change and downgrade the quality of life for all residents. The number of proposed houses is far too large. Max of 50 houses per site.</p> <p>Total not to exceed 250 across whole of Tring. Town itself unable to accomodate a lot or extra people, no new parking, no wider street, greater congestion.</p> <p>Note change of Gov Policy not being included in plan.</p> <p>Halt the process and restart with a downward revised plan.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11303
Person ID	1263173
Full Name	Laura Fantham
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p>

Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I am very strongly opposed to the extensive development of Tring with loss of its identity and charm as a market town, becoming another faceless expanse of endless housing irretrievably ruining our countryside and decimating and displacing wildlife and habitats.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS11316

Person ID	1269000
Full Name	Mrs Tracey Franklin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	The first point of call is for Brownfield sites to be prioritised for housing and only when developers have utilised all of these spaces, should Green Belt EVEN be considered. Developers are consistently only looking for the greatest financial return and do not even take into consideration the impact their greedy view, has on the environment and the actual residents themselves. The council SHOULD be defending these natural resources at all costs for their residents.
Included files	
Title	Tring
ID	EGS11333
Person ID	1269005
Full Name	Mrs Carol Chapman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

It seems that beautiful areas are to be targeted and lost forever when there are many unused business sites within Dacorum which could be turned into housing, as done in London, which could prevent the consequences of building the site.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11337
Person ID	1269006
Full Name	Mrs Alexandra White
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers , joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. This has been particularly much loved and enjoyed during the global pandemic- and a new appreciation of nature and our surroundings has been found. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

We are not in bubble that is protected from climate change and erosion of the fabric of our natural world. By continuing to pursue developments of this size and consequence will destroy these natural habitats and cause irreparable damage to the local environment.

The development is not called for and will utterly destroy a town that we love.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11339

Person ID 1264459

Full Name Jane Ducklin

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>The development will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>We love and appreciate Tring just as it is - we don't want to live in yet another sprawling soulless suburbia. We need to protect the uniqueness of our town.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

The site of development of new housing needs to be reviewed, in light of major changes in the use of commercial properties. As more people are working from home, these empty properties could be converted into housing. Also, changes like Brexit with less freedom of movement of people, and the Covid-19 pandemic will have changed the situation, so we need to plan so that we don't over-develop.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11354

Person ID 221830

Full Name Mrs Baerbel de la Bedoyere

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Yes

Proposals and Sites Tring
comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS11452

Person ID 1264362

Full Name Juliet Miller

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

<p>Proposals and Sites Tring comment</p>	<p>Yes, already explained in Question 4.</p> <p>The strategy for Berkhamsted and Tring relies too heavily on developing expensive two storey dwellings rather than more affordable higher storey properties on brownfield sites.</p> <p>The reliance on speculative developers to carry out this work will do nothing to ensure the affordability of housing, the plan does not protect against the risk that property prices will be artificially inflated by developers banking land, and/or building properties which are unaffordable to people who work locally.</p> <p>This plan will create housing but will destroy great swathes of countryside. Properties will not be affordable to people working locally and the developments will draw in new commuter residents. The plan will not solve the housing shortage experienced by local residents and workers.</p> <p>The number of dwellings proposed exceeds that which is sustainable for the combined capacity of the market towns of Berkhamsted and Tring. The infrastructure of these two areas is interlined and interconnected. In terms of transport, their High Roads are linked by the main routes between the towns and the main arteries into the towns. They both also rely on the A41, the same train line and shopping facilities. There is no local hospital between the two towns. The two towns share the same bus routes. The delivery strategy takes no account of the combined pressure on the infrastructure which would be created by the combination of the proposed large house building projects in both Berkhamsted and Tring.</p> <p>In the case of Tring, the amount of housing and the potential area affected is very significant and includes the addition of 2,731 new houses, 1 new secondary school, 2 new primary schools, and associated retail, sport and industrial developments – almost doubling the size of the town. This equates to a 55% increase in houses for Tring, mostly on Green Belt land.</p> <p>The proposed developments on the Green Belt, particularly in East Tring, are not connected with services or the town and will therefore have a considerable impact on the environment, air quality and GHG emissions.</p>
<p>Yes / No * Yes * No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	

Title	Tring
ID	EGS11460
Person ID	1261429
Full Name	Douglas Fisher
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>This comment refers to the three large Tring sites, in particular Dunsley Farm</p> <p>It is proposed to use Green Belt land at Dunsley Farm, Tring for employment as well as housing. The primary purpose of the Green Belt is to prevent urban sprawl and towns merging into one another. The specific risk identified for the Tring sites is that it could eventually result in the town merging with Berkhamsted. For this to happen, Tring would first have to merge with Wigginton which is only about a half mile away and would be over land that is also part of Dunsley Farm. These fields were previously promoted for housing in 2008 and there is the obvious risk of them coming forward again if the Dunsley Farm site is developed.</p> <p>This point seems to have been overlooked in the assessment carried out on behalf of Dacorum.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11480
Person ID	1269111

Full Name	DAVID WILLIAMS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11481

Person ID 1269113

Full Name AMY ARKELL-HARDWICK

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS11482

Person ID

1269112

Full Name

VICKY WADKINS

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

I have lived in and around Tring for over 40 years and believe that irreparable harm would be done to the unique character of the historic market town if the proposed building works were to proceed. This must be preserved for our future generations, of which I have two young children.

A new major road junction is proposed for Cow Lane, which is already unsuitable and surrounded by recreational ground and sports facilities. At least a further two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - increased congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. I regularly enjoy walking in this area with my children, both of which are very upset about the proposal. They love to walk there and see the cows and abundance of wildlife that cattle grazed meadow brings. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives without having to take a car journey, adding to congestion.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance. This pasture land has an abundance of wildlife, including wildflowers and insects which are crucial for the environment. Myself and my family would be devastated to see this area go.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11495
Person ID	865014
Full Name	Mr Robert Turnbull
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments. TR01 and TR03 are of such size that there will undoubtedly be a massively adverse impact on the AONB. TR02 and TR03 are on Green Belt land and government policy is not go built on Green Belt land except in exceptional circumstances.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11497
Person ID	1269115
Full Name	DEBORAH LILLEY
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>As much as I agree that housing is in desperate need in this area of Dacorum, I believe the way it has been proposed is abhorrent on several fronts. Firstly, and most importantly, there has been little to no consideration for a variation of housing types. This area is already overwhelmed with housing middle to upper-income households- a quick search on Rightmove will find that there are currently 66 houses for sale over £450,000 in Tring alone, proving that the demand is not as great as this plan has accounted for. The lack of housing for single people, first-time buyers or small and single-parent families is shameful and is the sort of housing that is in desperate need in this already vastly overpriced area. Personally, I do not see a way that I will be able to move out, into the community I have both grown up in and contributed greatly to, as a single, first-time buyer, I will be forced to move to a large town away from my family. The governments "affordable housing" scheme is completely ineffective in expensive areas such as trying and Berkhamsted, as a 20% less than the average market rate is still completely out of the average persons budget.</p> <p>Secondly, it will destroy the historic look and feel of this town, by building in the shaws of the Chiltern Hills Area of Outstanding Natural Beauty- an important factor I don't believe the developers have considered. The main asset to Tring, and town like it, is the fact that it is surrounded by these outstanding views, and, speaking from an economic standpoint, is one of the main reasons houses are so desirable and expensive in this area. By concreting over the greenery in this area, you will be decimating the very thing that draws people to it. If the coronavirus lockdown has taught us anything, it is the value of the British countryside and outdoor spaces. Furthermore, there has been no consideration for the local wildlife that will have habitats and food sources eradicated during a time where protecting local wildlife is more important than ever. By continuing with the build, you will be undoing the decades of work local charities such as the National Trust and the Wildlife Trust have tirelessly completed. The plan also does not take into consideration and increased noise air or traffic pollution that could be detrimental again to the local environment, or residents health. The public right of way across frames is currently of enormous recreational benefit to Trings residents, allowing a safe peaceful place to walk, exercise or spend time with family. if the plan is to go ahead there is no doubt that mental wellbeing will suffer- a direct contradiction to the governments increased focus on improving the nations mental health.</p> <p>Reading through the plans, there is also no consideration for an increase in infrastructure, the plan proposes access points only to the East and South of the proposed site, thereby limiting journey options and causing direct journeys and</p>

congestion. This will create a major traffic increase, which will again threaten one of Tring's many loved aspects and can never be regained if the proposed build were to be accepted.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11502

Person ID 1269116

Full Name Mr & Mrs S & J Ballantyne

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring comment Apart from the irreparable harm to the sites themselves, which contribute to the character and openness of the area, the proposed development on the land East of Tring has not been justified by evidence of exceptional circumstances in the Strategies (except for providing large volume development, which is disputed) and would cause irreversible harm to the Green Belt and the Area of Outstanding Natural Beauty.

Green Belts are allocated to provide particular protections to the countryside and retain the character of historic towns like Tring (as defined in the national planning framework) and all are relevant to the sites east of Tring.

As well as being in the Green Belt these sites are also high quality agricultural land - it's just inconceivable that anyone could think that they should be priority development sites compared to others. There is no evidence in the proposed Plan that justifies such a disproportionate allocation for development outside the existing settlement boundaries of Tring on this sort of land.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11504
Person ID	1269116
Full Name	Mr & Mrs S & J Ballantyne
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	Not at the moment. When the council do a proper assessment of housing need there may well be far more appropriate sites for a lower level of development, including within the existing settlement boundaries and we should be given the opportunity to comment on them at the time.
Included files	
Title	Tring
ID	EGS11514
Person ID	1269117
Full Name	ANITA PARRY

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments. It is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration. However, I note Tr01 includes a non-statutory Local Wildlife Site (LWS) and its protection should be justifiably considered in line with the Dacorum's LWS and biodiversity policies.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares (less if the Wildlife Site is to be retained) provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
 * Yes
 * No

**Proposal & Sites Tring
 Other Sites comment**

Included files

Title Tring

ID EGS11516

Person ID 1269118

Full Name JACQUE HART

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * Yes
 * No

**Proposals and Sites Tring
 comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious

environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11551

Person ID 1269122

Full Name KATHRYN WHITTLE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**

* No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would</p> <p>be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS11552
Person ID	1269122
Full Name	KATHRYN WHITTLE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p>

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS11553

Person ID

1269122

Full Name

KATHRYN WHITTLE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11562
Person ID	1269123
Full Name	KENTON WHITTLE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site' s size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would</p> <p>be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council' sown Green Belt Review Evidence , it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11563
Person ID	1269123
Full Name	KENTON WHITTLE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been

demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS11564

Person ID 1269123

Full Name KENTON WHITTLE

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11613
Person ID	1269148
Full Name	SIMON AND ANNA BARNARD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	TR01 – Land at Dunsley Farm 400 homes – This is Green Belt land and a very sensitive site as it is the 'Gateway' into the old market town of Tring. An “estate” of this magnitude at the entrance to the town would be wholly inappropriate

with development extending into open countryside. There are strong constraints against development, the Chilterns Area of Outstanding Natural Beauty adjoins the site to the south and east, there would be significant pressures on the existing infrastructure which is already stretched. It would severely affect Tring Park and Pendley Manor, both of historic interest. It also contains a Local Wildlife site which would be severely compromised.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
 Other Sites comment

Included files

Title Tring

ID EGS11614

Person ID 1269148

Full Name SIMON AND ANNA BARNARD

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes
 * No

Yes

Proposals and Sites Tring
 comment

TR02 – New Mill – 400 homes. This is Green Belt land, with views over the countryside. It is a historic area of Tring which will lose its identity with such a large invasion of 400 new homes. It is immediately adjacent to TR03 and would therefore constitute a total built area of 1,800 homes.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
 Other Sites comment

Included files

Title Tring

ID	EGS11615
Person ID	1269148
Full Name	SIMON AND ANNA BARNARD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	TR03 – East of Tring – 1400 homes. This is the most sensitive proposal in Tring, again on Green Belt land. It is adjacent to the Chilterns Area of Outstanding Natural Beauty and would therefore have a disastrous impact on it. With 1400 dwellings it would resemble a New Town, as it is too far from the centre of Tring to be included in this community. The scale is more in keeping with the expansion of Aylesbury than for this small historic market town. The lack of infrastructure for the proposed development would put added strain on the already limited resources in Tring as only the land is reserved for new schools. It would have far ranging detrimental effects on the countryside and views to and from the Chilterns Area of Outstanding Natural Beauty (future National Park?). A complete disaster. The distance from the town means that the proposal is not sustainable, with a vast increase in traffic movement and any new roads and roundabouts in this Green Belt area is not acceptable.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11616
Person ID	1269148
Full Name	SIMON AND ANNA BARNARD
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	TR06 – Brook Street – This proposal is wholly unacceptable. This demands the demolition of historic buildings - Auction Rooms, Fire Station, Tring Local History Museum, Cattle Market, and cottages, which cannot be replaced in historic terms. This shows that the Council is unconcerned about the loss of historic heritage and just wants more and more development. This area is also regarded as a very attractive entry into Tring High Street.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11641
Person ID	1269148
Full Name	SIMON AND ANNA BARNARD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes

Proposal & Sites Tring Other Sites comment	In light of the effects of the pandemic, an urgent review should be undertaken in the urban areas to identify any buildings no longer in retail or business use which could be suitable for rebuilding or conversion to residential use.
Included files	
Title	Tring
ID	EGS11661
Person ID	1269152
Full Name	SIMON RHEAD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11662

Person ID 1269152

Full Name SIMON RHEAD

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been

demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

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With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID	EGS11663
Person ID	1269152
Full Name	SIMON RHEAD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of</p>

the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No
* Yes
* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS11664

Person ID 1269152

Full Name SIMON RHEAD

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

**Proposals and Sites Tring
comment**

Yes / No
* Yes
* No

Yes

**Proposal & Sites Tring
Other Sites comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files

Title	Tring
ID	EGS11700
Person ID	1146103
Full Name	Mr Simon Toon
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tring proposal:</p> <p>I object to the proposals Tr01-05 on the basis that the housing allocation numbers set by Central Government are wrong. They have been produced using projections from 2014, which has resulted in a higher number of houses proposed for Dacorum than previous calculations with more recent projections. Therefore these numbers do not accurately reflect future housing needs and need to be revised.</p> <p>Tring is only a small market town of some 12,000 people. Adding over 2,200 more houses would adversely impact on the character of the town.</p> <p>Currently, Tring is classed as an area of outstanding natural beauty and is surrounded by lots of green spaces. The developments would take these away and therefore contradict the Plan objectives of protecting the environment and ensuring an attractive historic built development.</p> <p>The developments also contravene the Plan objective of Supporting community health, wellbeing and cohesion, as this number of extra people and traffic would change their town and would therefore have a detrimental effect on the inhabitants of Tring. It would also have a negative effect on the population of neighbouring Northchurch and Berkhamsted, as we would see a further increase from traffic, as more people from Tring come to use the shopping and other facilities of Berkhamsted, including the Waitrose. This would increase traffic and</p> <p>already-too-high air pollution levels on Northchurch High Street and would therefore also go against the objective of Mitigating and adapting to climate change.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11702
Person ID	1269216
Full Name	THOMAS THACKRAY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Preservation of green belt boundaries is essential. They've already moved recently to accommodate new developments on the West side of Tring, and there is already no increase in infrastructure to support that influx of houses. Simply moving the boundaries of green belts yet again will do irreparable damage to Tring's culture, wildlife and AONB.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11712

Person ID 1269217

Full Name Mr David Hulse

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Tring comment I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11730

Person ID 1152494

Full Name MRS G RUSSELL

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Re 24: Proposals and sites: re Tring Proposals and Sites: The growth proposed and the resultant infrastructure required would change the character of Tring completely, and put intolerable pressure on its green spaces, and the Chilterns Beechwoods SAC and the AONB, and the Ashridge Estate. The infrastructure is already inadequate, and dealing with this issue would be sufficient development for the town, and its role in providing services for nearby villages.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11742
Person ID	1269231
Full Name	ELIZABETH CRAVEN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11748
Person ID	1269232
Full Name	KAY SMITH
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>Also I live on (address removed) which is already a very busy thoroughfare and clearly this would not be able to cope with the additional traffic caused by this large housing development</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11753
Person ID	1269233
Full Name	CIARA KENT
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS11775
Person ID	871625
Full Name	Mrs Clare Francis
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11785

Person ID 1269236

Full Name IDE POWELL

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I understand that there is unmet need for housing. Why cannot brownfield land be used before buliding on a farm?

Local schools are oversubscribed and construction of hundreds of new homes is already underway in Tring.

A new school will be necessary given the scale of development; (i) already underway and (ii) this new proposed development. Are there plans to build a new school?

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11795
Person ID	1269242
Full Name	ELLA HARGREAVES
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01. This parcel of farm land is very familiar to me and my family and is a peaceful and beautiful buffer between the A41 and the Station Road/Damask Close/Grove Road area. It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives.</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. The additional population will put a serious strain on all the town's amenities and services.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion. Also, the eastern side of Cow Lane is the home of Tring's Badminton, Squash, Bowling and Rugby Clubs. The additional traffic on match days is hazardous now, but this development were</p>

it to go ahead, would exacerbate what is already a dangerous situation with additional traffic from the proposed estate feeding into a very busy and congested minor road.

Tring itself is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed. The High Street has a serious 'bottleneck' area between the St Peter and St Paul Church and its Akerman Street and Forge Road crossroad. It is a particularly narrow area with buildings on either side of the street very close to each other. Extra traffic in the town will lead to frequent blockages here and I can see no obvious possible diversion to this key route.

I think the whole concept is deeply flawed and has not been properly thought through.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS11799

Person ID

1269243

Full Name

HARRIET MESHER

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01.

A total of 2,731 new homes are being proposed for Tring, which would be a more than 55% increase in the size of the town. Tring is a market town, perched in amongst Green Belt, and these proposed plans would obliterate the environment surrounding it and the functionality of the town, by bringing in far too many new houses, with their residents and associated needs.

I, of course, understand the need for - and welcome - development and growth to the area. But feel this needs to be in response to identified need. Building 2,731 new homes is far more than is actually needed for the area. In addition, the homes should be built in the right area. Building on Green Belt should be done only in exceptional circumstances and it is very concerning that these plans propose so much development on the Green Belt land surrounding and in Tring, giving the town's unique character.

In 2017, the Grove Fields Residents Association commissioned a planning consultant to develop a report to provide recommendations on the area - it recommended that, in addition to the 250 new homes already planned for the cemetery end of Tring, new houses should only be built on the land between Cow Lane and London Road if the Council wanted to minimise the impact on the environment and maintain the market town character.

This proposal would bring many negative affects to Tring's residents - congestion, noise and air pollution from increased traffic to the area, and the works on new major road junctions. It would also obliterate many walking and recreational areas and routes, as the public rights of way across the farms will be taken away. There is also much wildlife that inhabits the areas between Tring Park and Pendley Manor, and all of this would be lost with this new development.

I would request you to please reconsider these plans, and bring them down in terms of the scale that would work for Tring, and that would mitigate the loss of Green Belt and the negative affects to Tring's residents.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS11804

Person ID 1269244

Full Name GAVIN BAYLISS

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01.</p> <p>A total of 2,731 new homes are being proposed for Tring, which would be a more than 55% increase in the size of the town. Tring is a market town, perched in amongst Green Belt, and these proposed plans would obliterate the environment surrounding it and the functionality of the town, by bringing in far too many new houses, with their residents and associated needs.</p> <p>I, of course, understand the need for - and welcome - development and growth to the area. But feel this needs to be in response to identified need. Building 2,731 new homes is far more than is actually needed for the area. In addition, the homes should be built in the right area. Building on Green Belt should be done only in exceptional circumstances and it is very concerning that these plans propose so much development on the Green Belt land surrounding and in Tring, giving the town's unique character.</p> <p>In 2017, the Grove Fields Residents Association commissioned a planning consultant to develop a report to provide recommendations on the area - it recommended that, in addition to the 250 new homes already planned for the cemetery end of Tring, new houses should only be built on the land between Cow Lane and London Road if the Council wanted to minimise the impact on the environment and maintain the market town character.</p> <p>This proposal would bring many negative affects to Tring's residents - congestion, noise and air pollution from increased traffic to the area, and the works on new major road junctions. It would also obliterate many walking and recreational areas and routes, as the public rights of way across the farms will be taken away. There is also much wildlife that inhabits the areas between Tring Park and Pendley Manor, and all of this would be lost with this new development.</p> <p>I would request you to please reconsider these plans, and bring them down in terms of the scale that would work for Tring, and that would mitigate the loss of Green Belt and the negative affects to Tring's residents.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11807
Person ID	1269245
Full Name	Mrs Alice Adams
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr03</p> <p>The percentage increase in footprint area and housing is disproportionate both to the size of Tring and in comparison to the proposed Key Developments for other towns/areas.</p> <p>Given the scale of the development the associated increase in traffic to the station and into and around town, especially access along the high street, will have a significant detrimental effect on already congested routes and increased demand on already limited parking both at the station and in town.</p> <p>Flood risk re 'run-off rates not to exceed existing Greenfield run-off rates' - the area currently becomes flooded across a wide area fairly regularly, so the run-off rates would have to be significantly improved, rather than 'not exceed' existing.</p> <p>Re Environment and Biodiversity:</p> <ul style="list-style-type: none"> Marshcroft Lane green corridor - this is show in the plan to be exactly the footprint of the existing road/path - surely an effective green corridor would have to take in a wider footprint on either/both sides of the route. Does the '10% net gain of biodiversity' refer to the entire DBC plan? I would expect that development on this scale would almost certainly reduce the biodiversity of the Tring <p>Re associated infrastructure, I note that DBC are not responsible for the provision of most types of infrastructure, so what assurances and conditions will be in place to ensure that appropriate infrastructure is put in place? Doctors, dentists and schools are already at/over capacity.</p> <p>Tring residents currently have to use Berkhamsted Tip following the closure of Tring Tip several years ago and the 'ban' on using the nearby Aston Clinton facility - there is no provision for this in the current Tring IDP.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring	
Other Sites comment	
Included files	
Title	Tring
ID	EGS11808
Person ID	498138
Full Name	Mr Stuart Findlow
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	<p>I am writing to inform you that I am vehemently opposed to the development of the site reference/growth area Tr-01-Land at Dunsley Farm Tring, which incidentally has been turned down in the past because of its lack of suitability. This land is designated Green Belt and it is bordered by the Chilterns Area of Outstanding Beauty. It is essential that the setting of AONB should be preserved and not damaged. It is also a green corridor into the town and it is part of the established character of Tring. If this land is developed it will destroy the largest and main green gateway to Tring. People entering Tring via this route are greeted with wonderful views displaying lush green undulating open fields, beautiful trees, plants, orchard land and farms. It is these sights that give Tring its sense of identity, namely that of a small unspoilt rural farming town. Supporting evidence of what will be lost can be seen in the attached photograph.</p> <p>Developing this land will result in the loss of two farms which have been worked for many generations by the same families. The dairy herds are very productive and serve an extremely useful purpose, especially now that we have left the EU and at a time when government directives encourage the country to be more self-sufficient with the production of food. It would be a crime to displace farmers and their workers who labour hard and take such pride in their essential ' occupations.</p> <p>Site Tr01 contains valuable wildlife and wild plants that will be destroyed and not replaced, thus eradicating more of our countryside heritage. Recently, Matt Baker, on the television programme ' Countryfile' , pointed out the significance of maintaining biodiversity in Hertfordshire. Once hedges are cut down important biodiversity is lost forever. If site Tr01 is developed then local people will lose the benefit of a healthy and biologically diverse environment.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11809
Person ID	498138
Full Name	Mr Stuart Findlow
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Placing houses on the TrOI site would place too high a demand on the services that Tring has on offer, or would be able to provide. Doctors' surgeries are unable to cope with the current demand with waiting times of two weeks. Even if the range and depth of services were increased it would be at further cost and it would change the charm of Tring. Lost forever would be Tring's quaintness and the impact of its historical buildings and shops in a confined area. Furthermore, there would be increased traffic pollution and congestion.</p> <p>Tring has a petrol station, a Tesco and a Marks and Spencer supermarket. It certainly does not need any more of these types of buildings. However, this would have to happen if adequate support is to be given to new housing.</p> <p>Recent police force cuts have meant slower response times to local crime and this will put more pressure on this over-stretched service. There would probably be an escalation in trouble with bored children and young adults roaming the streets.</p> <p>It does not make sense to put industrial units and warehouses on this site when there are more suitable areas already containing warehouses at the other end of town with easier access to the bypass.</p> <p>This site is not wise for a number of reasons. Firstly, the water rolls down the Chiltern Hills and creates flood plains at certain times of the year. This problem is compounded by the fact that the proposed building land is not flat. In fact, special drainage is placed on property in Dorian Close in order to prevent flood damage from occurring to buildings there. Also, Damask Close and Station Road have had problems with flooding in recent years, despite the provision of storm</p>

drains being built there. Secondly, the noise from traffic on the London Road and the bypass is extremely loud. Furthermore, there is also additional noise from the aircraft travelling overhead on their flight paths to and from Heathrow and possibly Luton. Special provision for more housing would increase noise levels tremendously.

Many people have worked hard all their lives in order to obtain substantial property that backs onto site TrO1. Building on the fields will ruin residents' views of a picturesque landscape and diminish their sighting of wildlife. Valuable footpaths will be lost for walkers. It will also mean that residents will suffer from extra light and noise pollution and possibly increased crime. Furthermore, it will devalue their property substantially. Current nearby residents would be unable to move even if they wanted to.

If site reference Tr 01 land at Dunsley Farm Tring is chosen, more drivers will choose to bypass the area near Tesco and instead use Cow Lane as a short cut to avoid congestion. Cow Lane is a dangerous, narrow lane with an uneven camber and an unrestricted speed limit in places. At weekends this road is still busy and hazardous. This is because adults and children attend rugby, football, squash or bowls at the clubs along this road. There is inadequate parking and this results in cars parking on the bend of the road and on grass verges. Cow Lane will not be able to safely cope with an increase in traffic. A proposed new major road junction on Cow Lane will only increase congestion and make the road more hazardous.

Building on such a large scale at Dunsley Farm will mean that Tring will sadly eventually become a sprawling, large town devoid of individual character and merged with Aylesbury and Berkhamsted. This can be seen in the way that Potten End has lost its rural charm because it has been swallowed up into Hemel Hempstead because of over-zealous building.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
Other Sites comment

Included files [ATTACHMENT TO COMMENT EGS11809.png](#)

Title Tring

ID EGS11818

Person ID 1269247

Full Name Mrs Kate Turner

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

<p>* Yes</p> <p>* No</p>	
<p>Proposals and Sites Tring comment</p>	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
<p>Yes / No</p> <p>* Yes</p> <p>* No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	

Title	Tring
ID	EGS11819
Person ID	1269248
Full Name	MR IAN COOPER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11820
Person ID	1269250
Full Name	JEAN SIMS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

The commercial property environment is going to change in an way that has historically never been seen before , with office space being less utilised whilst a lot of people work from home. The effect of this workplace change needs to be reviewed before further green belt land is taken. Now is not the time to be maiming these judgements. This can be put on hold whilst the commercial property environment is considered. The ability to change this floor space from commercial to residential may provide the oppothatsave eating into our green environment. Do not take this decision without revwh

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11821
Person ID	1261823
Full Name	Michael Sims
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p>

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

The commercial property environment is going to change in an way that has historically never been seen before , with office space being less utilised whilst a lot of people work from home. The effect of this workplace change needs to be reviewed before further green belt land is taken. Now is not the time to be maiming these judgements. This can be put on hold whilst the commercial property environment is considered. The ability to change this floor space from commercial to residential may provide the oppothatsave eating into our green environment. Do not take this decision without revwh

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS11822

Person ID

1269251

Full Name

REGINA WILLARD

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town -which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitor s.</p> <p>!These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the fanns is currently of enonnous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11828
Person ID	350823
Full Name	Mrs Sue Yeomans
Organisation Details	Chairman Chilterns Countryside Group
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>All sites in Tring, Berkhamsted and the area of Hemel Hempstead at the Gade Valley are in Green Belt, affecting the setting of the Chilterns AONB. To2 and T03 are assessed as being high quality agricultural land. I strongly disagree with any release of Green Belt within the Borough for housing development. I strongly disagree with the concept of a 'new neighbourhood in the East of Tring' and that Tring should bear a disproportionate amount of new housing.</p> <p>I fully endorse the response of the Chiltern Countryside Group to this question.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11834
Person ID	1262872
Full Name	Fiona Trinder
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

**Proposals and Sites Tring
comment**

As a resident of Tring who has a young family, I would like to express our opposition to the proposed development plans, specifically as it relates to the proposed site at Dunsley Farm (Tr01)

These plans appear to ignore a number of Social, Cultural, Sustainability and Environmental factors which Dacorum Council claims to value;

1. The proposal of 2,731 new houses represents a 55% increase to the size of Tring and will profoundly and irreversibly change the feel and dynamic of this traditional market town, putting unmanageable stress on infrastructure. The proposed development is proportionally significantly larger than bigger towns such as Berkhamsted and Hemel Hempstead.

2. The proposed site is adjacent to and surrounded by the Chilterns Area of Outstanding Natural Beauty. The farm area directly connects in to this area and augments it. Further encroachment on the AONB, and building right up to it's border will detract from the area, and will have serious adverse effects on the views of the Chilterns AONB, and from the Ridgeway National Trail.

3. The development also impacts The Ridgeway, Britain's oldest road which attracts many walkers, hikers and runners. To impact on the historic nature of the road by building 400 houses so close to it would seriously impact on the history of this road and have serious consequences for views.

4. There are currently plans to extend the area covered by the Chilterns AONB and upgrade to the status of a National Park. This proposal will impact this.

5. The area contains a valuable neutral grassland Local Wildlife site. The Dunsley/Cow Lane Farm site remains the only significant tract of observable green countryside close to the center of the Town. It is surrounded by the Chilterns AONB and is sandwiched between Tring Park (an ecological site) and Pendley Manor on the other. The landscape of this part of Tring has been largely unaffected since medieval times. The meadows exhibit the Ridge and Furrows archaeological pattern of ploughing created by the ridges and troughs used by farmers in the Middle Ages and this is still particularly notable on this site particularly following snow. Historic characteristics and landscapes cannot be disregarded in planning proposals.

6. The fields act as important drainage for water coming down from the Chilterns around Wiggington. The roads near to the fields, including Cow Lane, Station Road and Grove Road regularly flood, and the drains around these areas get blocked. This also effects the north-bound entrance to the A41 which is regularly flooded and required to close. By building on the fields and taking away this natural drainage there are major concerns that this will increase flooding in the area and cause disruption for both local housing and traffic.

7. The proposed site is right next to the very busy single carriageway A4125. In the proposal you are intending to use Cow Lane together with London Road (A4125) as entrances to the development. Cow Lane is already a busy and overused road considering its width and a blind corner, with dangerous junctions at both ends (London road and Station road). There have been a number of accidents at both ends of this road over the last 2yrs, and this proposal will substantially increase the traffic that uses these areas (which are especially busy for commuters going to the Train Station and for parents taking children to and from schools as this offers a route to both locations), and cause increased risk. There is also concern of a larger volume of traffic being directed towards the town and potential traffic build up which could come from traffic turning in to the 'new housing development' as well as any adjacent industrial area/business's. This would create potential long traffic queuing and entering Tring town center.

If Tr01 were to go ahead there is clearly a lack of alternative routes and therefore the large increase in traffic along the A4251, Cow Lane specifically as well as what would create an incredibly busy junction and potential bottle neck with Cow Lane/Grove Road/Station Road. As a parent to young children I would be incredibly concerned about this significant increase in traffic not only from a safety point of view but there would be significant increase to levels of potential noise, light and worse still air pollution in this area also.

8. The proposal indicates that any development would need to take in to account the recreational value of the Public Right of Way (PRoW). This would therefore refer to Tring Town Footpath 56 in this case, which runs from the A4251 to Station Road. This path has close proximity to The Grove Estate and residents of East Tring. This path is frequently used by walkers, joggers, dog walkers and families and provides an access point to the historic Ridgeway path as well as Tring Park (accessed a short distance away up Oddy Hill). The impact of lockdown will long be felt and it is well noted that dramatic changes in lifestyle have occurred and will be sustained such as increased home working/unlikely return to the office 5 days per week, more leisure time, high rates of dog ownership, appetite to get out and enjoy the countryside. The emphasis on outdoor leisure for improving both physical and mental health is well documented. The Tring Town Footpath 56 is much loved and currently heavily used, taking this away will have a detrimental effect on visitors and local residents alike. The current pathway is across grassy land and is used for recreational purposes. However, a section of Footpath 56 runs through residential properties and is narrow in places. If a large development were to be placed at Tr01 then this would turn in to a thoroughfare of pedestrians and cyclists attracted by the shortest, most direct route to Tring School or town. The footpath and its narrow nature between residential properties makes this unsuitable.

Lastly I would like to note that I find it wholly disappointing that despite the request of public opinion through a formal consultation it would appear that the Council have already made the decision to not renew the contract to the farmer for the land in question (Tr01). Is this therefore a legitimate and transparent process or have decisions already been made?

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11846

Person ID 1269259

Full Name ALEX WORTERS

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>The construction of so many new houses, in addition to other housing construction currently underway will also place additional pressure on current infrastructure, including education, transport and public services (eg GPs) which is already overloaded. For example, prior to the pandemic, parking at the train station was always fully during the week by 845 am - forcing commuters to drive to Berkhamsted or park along the roads around the area.</p> <p>Coupled with the current housing being built on Icknield Way and Aylesbury Road and a few other smaller sites, the demand for school places, especially at primary school level will increase. Although it is noted that new schools have been considered, there isn't anything specifically in there for Tring.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11847
Person ID	1260226
Full Name	Lucy Sharpe
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>To whom it may concern,</p> <p>Firstly I apologies in advance of the tone of these comments. These are in no way meant to be directed at you reading this but i can't help but feel hugely passionate about these proposed development sites in and around Tring.</p> <p>I am opposed to the development of proposed site Tr06</p> <p>As I live next door (literally next door) to the proposed site Tr06 I have the following concerns with this development that must be considered</p> <p>Increase in Traffic - This is a key traffic point in Tring especially during school times. Adding another medium to large supermarket will massively increase traffic and potential gridlocks to this precise area. The one way section along the Old Silk Mill trading estate will cause significant issues. It even sometimes comes around up to petrol station.</p> <p>Noise - I am very concerned with the increase in noise during the day and night. As a family with small children this will have detrimental impact what we currently observe right on our door step</p> <p>Pollution - with the increase in traffic directly in the area, this will undoubtedly increase pollution again an unhealthy aspect to this proposal.</p> <p>Removal of a Historic building ' Tring Local Museaum - I really don't understand how something of historical value and heritage just be lifted and shifted. There is no details of where it is to go? The plan gives absolutely no details. surely that must be incredible concerning to you??</p>

My last point is that if after consultation this development does go ahead the please please please look to make this an area not of the current 1990's concept of retail space, the high street surely needs attention first and foremost. Please look be experimental and forward thinking rather than being stuck in the past. Society is moving forward and a very fast pace heightened with the recent lockdown. We must adjust and not accept what is done in other areas in the past.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11848

Person ID 1260226

Full Name Lucy Sharpe

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Tring
comment

am opposed to the development of proposed site Tr03 and Tr02

I do understand the need for housing and i support adding housing to the area but not in the extreme size and scope of what is being suggested. I feel and I'm pretty confident that once you have re

evaluated the proposal you will see that this is way to big of a project too soon. Surely common sense and a view of the bigger picture will come through. If this plan was to be approved and supported then it will undoubtedly cripple the area beyond belief and to put it bluntly, rip the heart out of the town.

Infrastructure - Traffic - I just can't see in the proposed plans how it can support the huge increase in vehicles to the area - 2736 new homes, potentially 6800 more cars are the road. Note that the Air base site in Wendover has proposed new housing development there as well that will undoubtedly bring even more vehicles to the Tring area. Especially as Tring

will have the closest supermarket (potentially two Tr06). I strongly believe the plan doesn't provide sufficient and required infrastructure to support these facts.

Infrastructure - Utilities - Lets not get away from the clear fact here that the proposed plan is nearly to doubling the size of the town, this is so extreme. How is this going to impact the water, new on old, energy, Internet.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11849

Person ID 1260226

Full Name Lucy Sharpe

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11851

Person ID 1264043

Full Name David Sharpe

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

Proposals and Sites Tring
comment

To whom it may concern,

Firstly I apologies in advance of the tone of these comments. These are in no way meant to be directed at you reading this but i can't help but feel hugely passionate about these proposed development sites in and around Tring.

I am opposed to the development of proposed site Tr06

(Address removed) to the proposed site Tr06 I have the following concerns with this development that must be considered

Increase in Traffic - This is a key traffic point in Tring especially during school times. Adding another medium to large supermarket will massively increase traffic and potential gridlocks to this precise area. The one way section along the Old Silk Mill trading estate will cause significant issues. It even sometimes comes around up to petrol station.

Noise - I am very concerned with the increase in noise during the day and night. As a family with small children this will have detrimental impact what we currently observe right on our door step

Pollution - with the increase in traffic directly in the area, this will undoubtedly increase pollution again an unhealthy aspect to this proposal.

Removal of a Historic building ' Tring Local Museaum - I really don't understand how something of historical value and heritage just be lifted and shifted. There is no details of where it is to go? The plan gives absolutely no details. surely that must be incredible concerning to you??

My last point is that if after consultation this development does go ahead the please please please look to make this an area not of the current 1990's concept of retail space, the high street surely needs attention first and foremost. Please look be experimental and forward thinking rather than being stuck in the past. Society is moving forward and a very fast pace heightened with the recent lockdown. We must adjust and not accept what is done in other areas in the past.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11852

Person ID 1264043

Full Name David Sharpe

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr03 and Tr02</p> <p>I do understand the need for housing and i support adding housing to the area but not in the extreme size and scope of what is being suggested. I feel and I'm pretty confident that once you have re</p> <p>evaluated the proposal you will see that this is way to big of a project too soon. Surely common sense and a view of the bigger picture will come through. If this plan was to be approved and supported then it will undoubtedly cripple the area beyond belief and to put it bluntly, rip the heart out of the town.</p> <p>Infrastructure - Traffic - I just can't see in the proposed plans how it can support the huge increase in vehicles to the area - 2736 new homes, potentially 6800 more cars are the road. Note that the Air base site in Wendover has proposed new housing development there as well that will undoubtedly bring even more vehicles to the Tring area. Especially as Tring will have the closest supermarket (potentially two Tr06). I strongly believe the plan doesn't provide sufficient and required infrastructure to support these facts.</p> <p>Infrastructure - Utilities - Lets not get away from the clear fact here that the proposed plan is nearly to doubling the size of the town, this is so extreme. How is this going to impact the water, new on old, energy, Internet.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11853
Person ID	1264043
Full Name	David Sharpe
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	Yes

* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11860
Person ID	1269274
Full Name	RAFFAELE MERCURIO
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>SPECIFIC COMMENTS REGARDING TR01, TR02, TR03.</p> <p>I am opposed to the suggested plans to develop these sites, most specifically in terms of the volume of building and housing proposed. Of all the towns within Dacorum it is fair to say that Tring is something of an anomaly in comparison to others.</p> <p>It's history, architecture and association with the philanthropist Sir Walter Rothschild, all add to the towns unique and unrivalled individuality.</p> <p>Tring is nestled within beautiful Landscape upon entry to the town, this landscape is integral to the town, it is the frame in which Tring sits and it tells its own story. The proposal means that this very framework would disappear.</p> <p>At the heart of life in Tring is the close proximity and accessibility to the open countryside and the sense of living in a semi rural community. The proposals, particularly in TR01. & TR03 will remove much beloved walks and access currently enjoyed.</p> <p>The impact on wildlife and the rare plants which grow in the chalk rich land around Tring will be catastrophic.</p> <p>The likening of Tring, Berkhamsted and Hemel Hempstead, referred to in the proposal is misplaced. Attempting to offset the burden to create a more equitable share of the proposed new housing stock required between the three towns is ill conceived.</p> <p>The fear of many residents is that there is simply not the infrastructure within the heart of Tring to serve so many new residents, the proposals mention schools, however this is simply not enough, and as such Tring will sadly become a transient place, with divided areas.</p> <p>The plan may provide roofs over the heads of people, it will not create positive living, or community spirit, it will remove and destroy the town and community as we know it.</p>

Tring is barely more than a village, there are a few struggling independent businesses within the high street, many with histories spanning over 100 years. There are no notable high street brands, those that were here are now gone.

The promise of affordable housing has been a carrot used over the decades, sadly without fruition. The latest development on Icknield Way promised such, yet according to legal and general any proposed affordable housing may or may not be released in 2022. The starting price circa £500 k.

I see no evidence on the proposal which offsets the carbon footprint in the development of these homes, to any significant or meaningful level. The traffic alone, created by these homes will cause pollution unlike any experienced before in Tring.

Since March 2020 and the first lockdown, many of the residents have experienced the reality of increased traffic and visitors who wish to visit the town, open spaces and Tring Park.

There is damage to the countryside, pathways and flowering habitats damaged beyond recovery, litter, blocking of roads through poor parking, endangering residents as access by emergency vehicles would not be possible without extreme delay.

What are the thousands of new residents going to do upon moving to Tring, are they all going to walk to the shops, to the museum or park or are they going to do what has become habitual for most and drive as close to their desired destination?

There is absolutely no sustainability in this proposal. It needs to be further considered, it is not just a case of available land let's build houses. The reality is very different, conservation has a place for good reason, in the same way people have choices for good reason. Making mirror images out of market towns is a mistake.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID	EGS11861
Person ID	1269274
Full Name	RAFFAELE MERCURIO
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>SPECIFIC COMMENTS REGARDING TR01, TR02, TR03.</p> <p>I am opposed to the suggested plans to develop these sites, most specifically in terms of the volume of building and housing proposed. Of all the towns within Dacorum it is fair to say that Tring is something of an anomaly in comparison to others.</p> <p>It's history, architecture and association with the philanthropist Sir Walter Rothschild, all add to the towns unique and unrivalled individuality.</p> <p>Tring is nestled within beautiful Landscape upon entry to the town, this landscape is integral to the town, it is the frame in which Tring sits and it tells its own story. The proposal means that this very framework would disappear.</p> <p>At the heart of life in Tring is the close proximity and accessibility to the open countryside and the sense of living in a semi rural community. The proposals, particularly in TR01. & TR03 will remove much beloved walks and access currently enjoyed.</p> <p>The impact on wildlife and the rare plants which grow in the chalk rich land around Tring will be catastrophic.</p> <p>The likening of Tring, Berkhamsted and Hemel Hempstead, referred to in the proposal is misplaced. Attempting to offset the burden to create a more equitable share of the proposed new housing stock required between the three towns is ill conceived.</p>

The fear of many residents is that there is simply not the infrastructure within the heart of Tring to serve so many new residents, the proposals mention schools, however this is simply not enough, and as such Tring will sadly become a transient place, with divided areas.

The plan may provide roofs over the heads of people, it will not create positive living, or community spirit, it will remove and destroy the town and community as we know it.

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Since March 2020 and the first lockdown, many of the residents have experienced the reality of increased traffic and visitors who wish to visit the town, open spaces and Tring park.

There is damage to the countryside, pathways and flowering habitats damaged beyond recovery, litter, blocking of roads through poor parking, endangering residents as access by emergency vehicles would not be possible without extreme delay.

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Yes / No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11862
Person ID	1269274
Full Name	RAFFAELE MERCURIO
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>SPECIFIC COMMENTS REGARDING TR01, TR02, TR03.</p> <p>I am opposed to the suggested plans to develop these sites, most specifically in terms of the volume of building and housing proposed. Of all the towns within Dacorum it is fair to say that Tring is something of an anomaly in comparison to others.</p> <p>It's history, architecture and association with the philanthropist Sir Walter Rothschild, all add to the towns unique and unrivalled individuality.</p> <p>Tring is nestled within beautiful Landscape upon entry to the town, this landscape is integral to the town, it is the frame in which Tring sits and it tells its own story. The proposal means that this very framework would disappear.</p> <p>At the heart of life in Tring is the close proximity and accessibility to the open countryside and the sense of living in a semi rural community. The proposals, particularly in TR01. & TR03 will remove much beloved walks and access currently enjoyed.</p>

The impact on wildlife and the rare plants which grow in the chalk rich land around Tring will be catastrophic.

The likening of Tring, Berkhamsted and Hemel Hempstead, referred to in the proposal is misplaced. Attempting to offset the burden to create a more equitable share of the proposed new housing stock required between the three towns is ill conceived.

The fear of many residents is that there is simply not the infrastructure within the heart of Tring to serve so many new residents, the proposals mention schools, however this is simply not enough, and as such Tring will sadly become a transient place, with divided areas.

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There is damage to the countryside, pathways and flowering habitats damaged beyond recovery, litter, blocking of roads through poor parking, endangering residents as access by emergency vehicles would not be possible without extreme delay.

What are the thousands of new residents going to do upon moving to Tring, are they all going to walk to the shops, to the museum or park or are they going to do what has become habitual for most and drive as close to their desired destination?

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Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11877
Person ID	1269276
Full Name	GILBERT GRACE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS11878
Person ID	1269276
Full Name	GILBERT GRACE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr01 Dunsley Farm. South, alongside the A4251.</p> <p>I am pleased to see reference to new employment, but is there enough ?</p> <p>As a hockey player, I would be pleased to see an "All Weather pitch", as the one at Tring school is already on its limit, so cannot cope with the addition influx.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11879
Person ID	1269276
Full Name	GILBERT GRACE
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Tr 02 New Mill. North alongside Ickniel Way.</p> <p>That seems reasonable until I consider Marshcroft Lane.</p> <p>This is a country Lane, used by many walkers to view the countryside.</p> <p>This I would like to see that this is retained, as such. Development should be set back say 50 metres, and no encouragement for traffic by not making a connection to Northfield road.</p> <p>I note a new road to join Bulbourne Rd with Station Rd. which will help.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11880
Person ID	1269276
Full Name	GILBERT GRACE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Town centre. This is where matters start to become difficult.</p> <p>Is Brook St development meant to be linked to the Town Centre, or is it taking away ?</p> <p>The market stalls were not so effective in Brook St, so were at one stage moved.</p>

I have read the **report by Stephen Hearn for Tring Market Auctions.**

This is extremely well presented, and I agree with all the points that he has made.

This business has been very important in putting Tring on the map.

It also has a knock-on effect for the other businesses in Tring.

Despite its importance, it appears that the plan will destroy the operation, and by the time development begins, Stephen will at his age probably give up, and the business will collapse. Much more consideration should be given to retaining that site and its parking and access.

Local History Museum.

This is in the same area, for which Tim Amsden and his team spent a lot of time enlarging the building, making it more like it used to be, and for setting up the Museum.

It makes me wonder whether money should be saved by retaining some of the buildings in this Brook St area.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS11882

Person ID 1269276

Full Name GILBERT GRACE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Proposals and Sites Tring comment	TR04 West, the triangle infill near the Aylesbury roundabout. That is satisfactory.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11898
Person ID	1269307
Full Name	Ms Issie Hinchliff
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p>

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS11900

Person ID 1265139

Full Name Sonia Beckett

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

Proposals and Sites Tring comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment

Included files

Title	Tring
ID	EGS11905
Person ID	1269313
Full Name	Mrs Rachel Martinek
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p><u>TR01 - Dunsley Farm</u></p> <p>1 TR01 is Green Belt and must not be released for development except as a last resort. DBC (a) have failed to demonstrate exceptional circumstances as per NPPF paragraph 137 (as set out above); and (b) have failed to take into account the major harm that would be caused; and / or failed to propose mitigation that is in any way adequate:</p> <ul style="list-style-type: none"> • London Road is one of the key gateways into Tring. In order to meet the plan's stated aimed of safeguarding the town's character, care must be taken to maintain this route as the approach to a rural market town and not an industrial area; • Any development in this area must be sensitive to the setting of Pendley Manor and the Chilterns AONB, to which the site is adjacent. There is a statutory obligation under the <i>Countryside & Rights of Way Act 2000 s85</i> to “protect and enhance the [Chilterns] AONB”; • Care must be taken to respect the historic setting of Jeacock's Orchard / Dunsley Bungalow, which is a 100 year-old orchard smallholding, and possesses "a wide ecological diversity" (English Heritage); • The concept of a supermarket on this site is strongly opposed. There is already a large supermarket within a few hundred metres. It makes no sense to focus traffic from the villages and any new developments into this one relatively confined area; • Although it is suggested in the Local Plan, warehousing must not be allowed on this site. The required structures are too large and obtrusive, and the employment opportunities too small. Warehouses generate light and noise pollution 24 hours a day, and would create haulage traffic on roads that are already constrained. Major warehousing facilities are available just 3 miles away on the A41, at College Road North in Buckinghamshire. There does not appear to have been any cross-border discussion about this, contrary to NPPF paragraph 35c; • Cow Lane already suffers from traffic congestion at peak times. The Local Plan should present an assessment of impact and mitigation for the additional road use generated by new developments;

- Cow Lane Farm contains an established wildlife site which cannot be moved. References to translocation must be removed and replaced with a plan for integration into the new developments.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
 Other Sites comment

Included files

Title Tring

ID EGS11906

Person ID 1269313

Full Name Mrs Rachel Martinek

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes
 * No

Proposals and Sites Tring
 comment TR02/3 – New Mill and East of Tring

- 1 TR02/3 is Green Belt and must not be released for development except as a last resort. DBC (a) have failed to demonstrate exceptional circumstances as per NPPF paragraph 137 (as set out above); and (b) have failed to take into account the major harm that would be caused; and / or failed to propose mitigation that is in any way adequate:
 - Development is strongly opposed on TR02 & TR03. These sites comprise extremely high-quality Green Belt land that clearly meets all five purposes of the Green Belt as per NPPF paragraph 134. They lend important character to the town's surroundings and blend them into the setting of the AONB. Any release would cause severe and irreversible harm that could not be realistically mitigated;
 - Both sites create views into and out of the AONB and are therefore part of its setting. There is a statutory obligation under the *Countryside & Rights of Way Act 2000 s85* to “protect and enhance the [Chilterns] AONB”;
 - Both sites have historic field patterns with hedgerows that are over 600 years old, as determined by species density (Hooper's Rule). These are extremely important for biodiversity and must be protected;

- Marshcroft Lane is also flanked by ancient hedgerows and is a vital wildlife corridor between Tring and the greater countryside;
- Marshcroft Lane is verdant, tranquil and also relatively flat, and is therefore an important outdoor destination for those with limited mobility;
- Marshcroft Lane has a Grade II Listed bridge where it crosses the Grand Union Canal;
- For the reasons listed above, Marshcroft Lane is entirely unsuitable for development as a suburban road, and this outcome is strongly opposed;
- A 30mph link would also impact Station Road, which is on the boundary of the AONB. Given the narrow pinch-points in Brook Street a new road risks creating an informal “East Tring Bypass”. The Emerging Strategy needs to provide far more information, including details of the route, analysis of the traffic flow, and measures for mitigating impacts;

Yes / No
 * Yes
 * No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11907

Person ID 1269313

Full Name Mrs Rachel Martinek

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes
 * No

Proposals and Sites Tring TR02/3 – New Mill and East of Tring
comment

- 1 TR02/3 is Green Belt and must not be released for development except as a last resort. DBC (a) have failed to demonstrate exceptional circumstances as per NPPF paragraph 137 (as set out above); and (b) have failed to take into account the major harm that would be caused; and / or failed to propose mitigation that is in any way adequate:

- Development is strongly opposed on TR02 & TR03. These sites comprise extremely high-quality Green Belt land that clearly meets all five purposes of the Green Belt as per NPPF paragraph 134. They lend important character to the town's surroundings and blend them into the setting of the AONB. Any release would cause severe and irreversible harm that could not be realistically mitigated;
- TR03 is Grade 2 Agricultural Land ("best and most versatile"). The Sustainability Assessment assigned this site the lowest score, "very unsustainable", on the metric of "efficient use of land", with respect to housing development (SA Table 5-6). This land is much more useful for growing food than it is for building houses;
- TR03 is traversed by an oil pipeline (E77 of the UKOP system) and will be subject to very strict planning and building regulations. The Local Plan must expand on how this will be resolved in the proposed developments;
- Both sites create views into and out of the AONB and are therefore part of its setting. There is a statutory obligation under the *Countryside & Rights of Way Act 2000 s85* to "protect and enhance the [Chilterns] AONB";
- To the South, TR03 provides a soft setting to Pendley Manor, which is also part of the AONB and protected by the *Countryside & Rights of Way Act 2000 s85*;
- TR03 also provides a rural setting to the Grand Union Canal, and includes a major wildlife corridor on the Tring side of the canal;
- Both sites have historic field patterns with hedgerows that are over 600 years old, as determined by species density (Hooper's Rule). These are extremely important for biodiversity and must be protected;
- TR03 is bisected by Marshcroft Lane, which is a Roman road, and therefore an important historical feature;
- Marshcroft Lane is also flanked by ancient hedgerows and is a vital wildlife corridor between Tring and the greater countryside;
- Marshcroft Lane is verdant, tranquil and also relatively flat, and is therefore an important outdoor destination for those with limited mobility;
- Marshcroft Lane has a Grade II Listed bridge where it crosses the Grand Union Canal;
- For the reasons listed above, Marshcroft Lane is entirely unsuitable for development as a suburban road, and this outcome is strongly opposed;
- The proposal for TR03 mentions a new 30mph link road between Bulbourne Road and Station Road. This would have to cut through (or tunnel under) Marshcroft Lane;
- A 30mph link would also impact Station Road, which is on the boundary of the AONB. Given the narrow pinch-points in Brook Street a new road risks creating an informal "East Tring Bypass". The Emerging Strategy needs to provide far more information, including details of the route, analysis of the traffic flow, and measures for mitigating impacts;
- If linked to Station Road as proposed, the streets within TR03 will be used for parking by rail users either attempting to avoid the cost of parking at the train station, or who are simply unable to park there due to lack of capacity;
- Parts of TR03 have been flooded on a number of occasions over the past decade, as recently as February 2021, and it has a level 2 Strategic Flood Risk Assessment. As such, under NPPF paragraph 160, the eventual Local Plan must show that "the development would provide wider sustainability benefits to the community that outweigh the flood risk".

Yes / No
* Yes

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11908
Person ID	1269313
Full Name	Mrs Rachel Martinek
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p><u>TR06 – Brook Street / High Street</u></p> <p>1 Due to its central location, any development within this site must be guided by the existing character of the town, and must take care not to impact on heritage features. The current proposals are unimaginative, and unlikely to achieve the stated aim “To promote the distinctiveness of each of Dacorum’s towns and villages, reinforcing their role and character”. In particular:</p> <ul style="list-style-type: none"> • There should be no new supermarket at this site. The area is already well served for grocery shopping, with two better located supermarkets in the vicinity; • A new supermarket would create car usage, extra congestion and pollution, whereas the key to a vibrant high street is to get people walking into town and around local businesses; • Any large, modern building on this site would be out of keeping with the High Street's “Old English” styling, and would detract from this important overarching characteristic; • The removal of the Market Place and the “relocation” of the Tring Local Museum is unacceptable. Tring is a historic market town, and these features are a direct connection to that history; • The Market Place's small size belies its historical importance. The challenge to planners should be to beautify it and bring it back to the fore of town life. One interesting idea would be to develop facilities for a more permanent “destination” food and crafts market in this traditional location, as has been successful in Whitstable Harbour;

- Another idea, that would also increase biodiversity, would be to bring the brook (for which Brook Street is named) back to the surface and integrate it into a new Museum garden.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS11909

Person ID 1269207

Full Name Millbank Land Millbank Land

Organisation Details Millbank Land Ltd

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

REPRESENTATIONS TO THE DACORUM BOROUGH LOCAL PLAN (2020-2038) REGULATION 18 CONSULTATION IN RESPECT OF LAND AT BULBOURNE PARK, TRING

Iceni Projects, on behalf of Millbank Land, welcomes the opportunity to submit representations to the Dacorum Borough Local Plan Regulation 18 Consultation in respect of land at Bulbourne Park, Tring, (“the site”) following the submission of representations to the previous Local Plan consultation in 2017 and more recent discussions with officers in January 2020.

Millbank Land considers that land at Bulbourne Park should be allocated within the new Local Plan for residential development to contribute towards meeting Dacorum Borough’s housing needs over the Local Plan period to 2038. The discussion and feedback from officers has informed the representations on the site.

These representations should be considered alongside the supporting evidence including an Illustrative Masterplan for the site (prepared by Icen Projects, Appendix 1), Landscape and Visual Overview and Green Belt Assessment (prepared by CSA Environmental, Appendix 2) and Ecological Opportunities and Constraints Note (prepared by Tyler Grange, Appendix 3).

The site is 1.4ha and is located to the north-east of Tring. It is approximately 1.5km to the north of Tring town centre. The site is currently located just beyond the Tring settlement boundary as shown in the draft Proposals Map. The site is bound to the south by the residential properties on Tringford Road including Gammel Mews and allotments to the rear of New Mill Social Centre and the Marmalade Cat Day Nursery. The draft Growth Area allocation of New Mill (Ref. Tr02) which is proposed for 400 new homes is also located to the south. The larger draft allocation at East of Tring (Ref. Tr03) for 1,400 dwellings is located to the south-east. To the east, the site is bound by Bulbourne Road, the land to the east of the road is also in residential use. The land to the west is green field and extends to the Grand Union Canal. The land to the north of the site (Gammel Farm) has recently been built out for four detached dwellings under planning permission ref. 4/02528/16/FUL. The site is effectively surrounded by development on three sides.

The site is relatively flat in character, primarily comprising of grass land however, a portion of the site is brownfield given there are existing buildings that are derelict adjoining the rear of the residential properties on Tringford Road. Existing access is taken from both Tringford Road and Bulbourne Road (B488). Tring Train Station is located approximately 3.5km walking distance to the south-east of the site, which provides regular services to key settlements such as London, Milton Keynes and Northampton. The site falls entirely within Flood Zone 1. Furthermore, the site does not contain any heritage assets or scheduled ancient monuments. The site lies within the Green Belt and is bordered by the Chiltern Area of Outstanding Natural Beauty (AONB).

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11911

Person ID 1269207

Full Name Millbank Land Millbank Land

Organisation Details Millbank Land Ltd

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Millbank Land consider that land at Bulbourne Park, Tring should be allocated in the emerging Local Plan for approximately 39 units. The site is well related to the proposed allocations at New Mill and East of Tring and therefore could further support development and new facilities in this location. The site is able to come forward in the short-term to meet housing needs early on in the Plan period, and as set out in more detail below, is not subject to any constraints that would limit development.</p> <p>The site is suitable for development as set out in the Council's Site Assessment Study (site number 128, 2020), with good accessibility to the local road network, sustainable transport and links to facilities in Tring town centre. The site is also bound by development on three sides and will therefore not extend the existing built development limits or be visually intrusive on the countryside. The submitted Illustrative Masterplan demonstrates how a scheme in this location would relate to other allocations and Tring town centre. The site could deliver a high-quality residential scheme to meet local housing needs. The only constraints identified to developing the site in the Study are its location in the Green Belt and its landscape impact on the Chilterns AONB, however as set out below technical work has been undertaken which addresses these issues and demonstrates that these impacts are limited.</p> <p>As set out in the Landscape and Visual Overview and Green Belt Assessment prepared by CSA Environmental and appended to these representations, the views of the proposed development would be largely restricted to those close to the site and in particular residential dwellings adjoining the site. In addition, the development would be screened from middle distance views due to the lower elevation of the site compared to the wider landscape and the existing development that borders the site on three sides. In longer views the proposed development will be viewed in the context of the surrounding roofs of existing development. The Illustrative Masterplan appended to these representations includes tree and hedge planting along the boundaries of the site closest to the AONB and it is therefore considered that overall the impact of views on the development is limited.</p> <p>In terms of Green Belt, the site was assessed in the Council's Green Belt Review (parcel 128) as making little or no contribution to Green Belt purposes 1, 2 and 4 and a relatively weak contribution to purpose 3. The redevelopment of the site would assist in creating a clear and defined defensible Green Belt boundary which can become permanent and not subject to changes in the future. As set out in the Urban Capacity Study (2020) that forms part of the Council's evidence base, Dacorum has an estimated urban capacity of 10,400 dwellings. As such Green Belt release is necessary</p>

to meet housing needs in full. Although the Green Belt Study has identified a number of parcels for release to meet housing and employment needs, further housing land is required and therefore more Green Belt release is necessary. As such, land at Bulbourne Park provides an opportunity to release land from the Green Belt which does not strongly meet its purposes to achieve this.

An Ecological Opportunities and Constraints Note has also been prepared by Tyler Grange and appended to these representations. This sets out that although the site is located nearby the Chilterns Beechwoods SAC, there are no apparent ecological constraints that would prevent development coming forward. It also identifies opportunities for delivering biodiversity net gain on the site in accordance with the forthcoming Environment Bill. The Landscape and Visual Overview and Green Belt Assessment also confirms that the site could be developed whilst still ensuring that the higher quality landscape features could be retained. The site would be enhanced by the removal of the existing derelict building and the addition of new tree and hedgerow planting as well as the inclusion of new public open space at the centre of the site.

There is a clear and pressing need for additional housing sites in Dacorum and this site could make an important contribution to assist in meeting housing needs early on in the Plan period. The site would represent sustainable development adjoining the existing boundary of Tring and well related to two emerging allocations, and the supporting technical work demonstrates that there are no outstanding issues in delivering the site. As such the site should be allocated for housing within the emerging Local Plan.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS11913

Person ID 1269207

Full Name Millbank Land Millbank Land

Organisation Details Millbank Land Ltd

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>On behalf of Millbank Land, we thank you for the opportunity to input into the Dacorum Local Plan Regulation 18 Consultation.</p> <p>In order to ensure that a sound Plan can be adopted by Dacorum it is key that the housing requirement for the Plan period is revised so that it aligns with the standard method as set out in national guidance. A consequence of this is that further sites need to be identified to meet housing needs over the Plan period, and this should be sufficient to allow for sufficient flexibility should some sites fail to come forward as anticipated, or not come forward at all.</p> <p>Land at Bulbourne Park should therefore be allocated for development. As a smaller site it could be built out more quickly and would assist in meeting housing needs earlier on in the Plan period, where the five-year housing land supply position and housing trajectory currently show a shortfall. Furthermore, extensive work has been undertaken in terms of design, ecology, landscape and Green Belt that demonstrates that this sustainable site is suitable, achievable and available for development and therefore deliverable. It can therefore be confirmed that the site does not perform a significant Green Belt role (as supported by the Council's own evidence) and will have limited impacts in terms of the Chilterns AONB.</p> <p>We trust that these comments are of assistance and that these representations will be taken into account in consideration of the current consultation. We also confirm that we would like to be involved in future stages of the plan-making process. However, should you require any further information, please do not hesitate to contact me</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS11919
Person ID	1264109
Full Name	Richard Bassett

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>The proposal lacks sufficient provision for education and leisure to support the accompanying increase in population for the town. You are proposing a 23% increase to the population of the town and are not guaranteeing any new schools or leisure and health facilities.</p> <p>It will dramatically affect the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS11920
Person ID	1269344
Full Name	MRS CLAIRE HAYZELDEN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01. I am aware that there is a need for housing and that various local and central government plans outline this, but have concerns about the amount of housing that is proposed.</p> <p>I cannot see that adding a new junction to London road/Cow Lane, a primary school and a proposed new fire station as well as 'some housing for older people' will be sufficient to accomadate such large development. Cow Lane is at times impassable due to cars being parked along it so that people can attend training and games. This will only get worse with more housing/ people using that road.</p> <p>I am unclear where resources such as water will come from. The area already has a growing population and demands resources such as water have been under increasing demand over the last few years. The CPRE report states that the need for such a development is based on a government algorithm, which is said to be confusing, rather than data such as that provided by the ONS about housing needs for the local area.</p> <p>I note that the CPRE have said that the development is not in keeping with protection of the Chilterns AONB and does not have the best interests of conversation at heart.</p> <p>On this note - if the development was to go ahead would it be built with the consideration of new more 'green' technologies in mind such as solar panels or wind turbines?</p> <p>I am also curious as to what new employment is coming to the area to support such an increased need for new housing?</p>

There is a plan to add a primary school but I am unclear where the children are expected to attend secondary school? Are there plans to develop Tring school further?

Is there to be an increase in the police presence with the growing population? Crime and antisocial behaviour is likely to increase with a growing population.

Are there plans to increase the local health care facilities? Is Hemel Hempstead Hospital to return to having an A+E department and more services or is Watford Hospital expected to cope? Is there a proposal for more GP surgeries?

I am also concerned that social housing needs to be a priority and that the council should ensure that this occurs. It seems that in many housing developments, affordable housing is planned but somehow does not seem to be built in real terms. Tring and the surrounding areas are already unaffordable for many people, causing social inequalities and areas that are almosted 'gated communities'. It will lead to people who are on lower incomes not being able to move to the area.

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. It is important to protect local businesses that are already working hard to survive rather than adding new ones that will challenge them unnecessarily.

This needs to be considered by the council.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed. The road to tring park past the museum is already very busy at weekends and bank holidays. Is there a proposal to try and relieve this such as a shuttle bus or encouragement of cycling schemes?

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12003

Person ID 1171333

Full Name Millbank Land

Organisation Details Millbank Land

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	<p>Iceni Projects, on behalf of Millbank Land, welcomes the opportunity to submit representations to the Dacorum Borough Local Plan Regulation 18 Consultation in respect of land at Bulbourne Park, Tring, (“the site”) following the submission of representations to the previous Local Plan consultation in 2017 and more recent discussions with officers in January 2020.</p> <p>Millbank Land considers that land at Bulbourne Park should be allocated within the new Local Plan for residential development to contribute towards meeting Dacorum Borough’s housing needs over the Local Plan period to 2038. The discussion and feedback from officers has informed the representations on the site.</p> <p>These representations should be considered alongside the supporting evidence including an Illustrative Masterplan for the site (prepared by Iceni Projects, Appendix 1), Landscape and Visual Overview and Green Belt Assessment (prepared by CSA Environmental, Appendix 2) and Ecological Opportunities and Constraints Note (prepared by Tyler Grange, Appendix 3).</p> <p>The site is 1.4ha and is located to the north-east of Tring. It is approximately 1.5km to the north of Tring town centre. The site is currently located just beyond the Tring settlement boundary as shown in the draft Proposals Map. The site is bound to the south by the residential properties on Tringford Road including Gannel Mews and allotments to the rear of New Mill Social Centre and the Marmalade Cat Day Nursery. The draft Growth Area allocation of New Mill (Ref. Tr02) which is proposed for 400 new homes is also located to the south. The larger draft allocation at East of Tring (Ref. Tr03) for 1,400 dwellings is located to the south-east. To the east, the site is bound by Bulbourne Road, the land to the east of the road is also in residential use. The land to the west is green field and extends to the Grand Union Canal. The land to the north of the site (Gannel Farm) has recently been built out for four detached dwellings under planning permission ref. 4/02528/16/FUL. The site is effectively surrounded by development on three sides.</p> <p>The site is relatively flat in character, primarily comprising of grass land however, a portion of the site is brownfield given there are existing buildings that are derelict adjoining the rear of the residential properties on Tringford Road. Existing access is taken from both Tringford Road and Bulbourne Road (B488). Tring Train Station is located approximately 3.5km walking distance to the south-east of the site, which provides regular services to key settlements such as London, Milton Keynes and Northampton. The site falls entirely within Flood Zone 1. Furthermore, the site does not contain any</p>

heritage assets or scheduled ancient monuments. The site lies within the Green Belt and is bordered by the Chiltern Area of Outstanding Natural Beauty (AONB).

Included files

Title Tring

ID EGS12007

Person ID 1269353

Full Name TESSA BARFIELD

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes

* No

Proposals and Sites Tring comment I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available outside of Tring.

With regard specific comments in relation to sites Tr01, Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* Yes

* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12009

Person ID	1269353
Full Name	TESSA BARFIELD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12017
Person ID	1171333
Full Name	Millbank Land
Organisation Details	Millbank Land
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	

* No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	<p>Millbank Land consider that land at Bulbourne Park, Tring should be allocated in the emerging Local Plan for approximately 39 units. The site is well related to the proposed allocations at New Mill and East of Tring and therefore could further support development and new facilities in this location. The site is able to come forward in the short-term to meet housing needs early on in the Plan period, and as set out in more detail below, is not subject to any constraints that would limit development.</p> <p>The site is suitable for development as set out in the Council's Site Assessment Study (site number 128, 2020), with good accessibility to the local road network, sustainable transport and links to facilities in Tring town centre. The site is also bound by development on three sides and will therefore not extend the existing built development limits or be visually intrusive on the countryside. The submitted Illustrative Masterplan demonstrates how a scheme in this location would relate to other allocations and Tring town centre. The site could deliver a high-quality residential scheme to meet local housing needs. The only constraints identified to developing the site in the Study are its location in the Green Belt and its landscape impact on the Chilterns AONB, however as set out below technical work has been undertaken which addresses these issues and demonstrates that these impacts are limited.</p> <p>As set out in the Landscape and Visual Overview and Green Belt Assessment prepared by CSA Environmental and appended to these representations, the views of the proposed development would be largely restricted to those close to the site and in particular residential dwellings adjoining the site. In addition, the development would be screened from middle distance views due to the lower elevation of the site compared to the wider landscape and the existing development that borders the site on three sides. In longer views the proposed development will be viewed in the context of the surrounding roofs of existing development. The Illustrative Masterplan appended to these representations includes tree and hedge planting along the boundaries of the site closest to the AONB and it is therefore considered that overall the impact of views on the development is limited.</p> <p>In terms of Green Belt, the site was assessed in the Council's Green Belt Review (parcel 128) as making little or no contribution to Green Belt purposes 1, 2 and 4 and a relatively weak contribution to purpose 3. The redevelopment of the site would assist in creating a clear and defined defensible Green Belt boundary which can become permanent and not subject to changes in the future. As set out in the Urban Capacity Study (2020) that forms part of the Council's evidence base, Dacorum has an estimated urban capacity of 10,400 dwellings. As such Green Belt release is necessary</p>

to meet housing needs in full. Although the Green Belt Study has identified a number of parcels for release to meet housing and employment needs, further housing land is required and therefore more Green Belt release is necessary. As such, land at Bulbourne Park provides an opportunity to release land from the Green Belt which does not strongly meet its purposes to achieve this.

An Ecological Opportunities and Constraints Note has also been prepared by Tyler Grange and appended to these representations. This sets out that although the site is located nearby the Chilterns Beechwoods SAC, there are no apparent ecological constraints that would prevent development coming forward. It also identifies opportunities for delivering biodiversity net gain on the site in accordance with the forthcoming Environment Bill. The Landscape and Visual Overview and Green Belt Assessment also confirms that the site could be developed whilst still ensuring that the higher quality landscape features could be retained. The site would be enhanced by the removal of the existing derelict building and the addition of new tree and hedgerow planting as well as the inclusion of new public open space at the centre of the site.

There is a clear and pressing need for additional housing sites in Dacorum and this site could make an important contribution to assist in meeting housing needs early on in the Plan period. The site would represent sustainable development adjoining the existing boundary of Tring and well related to two emerging allocations, and the supporting technical work demonstrates that there are no outstanding issues in delivering the site. As such the site should be allocated for housing within the emerging Local Plan.

Included files	
Title	Tring
ID	EGS12020
Person ID	1171333
Full Name	Millbank Land
Organisation Details	Millbank Land
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	

Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	<p>On behalf of Millbank Land, we thank you for the opportunity to input into the Dacorum Local Plan Regulation 18 Consultation.</p> <p>In order to ensure that a sound Plan can be adopted by Dacorum it is key that the housing requirement for the Plan period is revised so that it aligns with the standard method as set out in national guidance. A consequence of this is that further sites need to be identified to meet housing needs over the Plan period, and this should be sufficient to allow for sufficient flexibility should some sites fail to come forward as anticipated, or not come forward at all.</p> <p>Land at Bulbourne Park should therefore be allocated for development. As a smaller site it could be built out more quickly and would assist in meeting housing needs earlier on in the Plan period, where the five-year housing land supply position and housing trajectory currently show a shortfall. Furthermore, extensive work has been undertaken in terms of design, ecology, landscape and Green Belt that demonstrates that this sustainable site is suitable, achievable and available for development and therefore deliverable. It can therefore be confirmed that the site does not perform a significant Green Belt role (as supported by the Council's own evidence) and will have limited impacts in terms of the Chilterns AONB.</p>
Included files	
Title	Tring
ID	EGS12049
Person ID	330363
Full Name	Mr. Graham Lay
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment

My comments relate to the proposal Tr01 for the development of Dunsley and Cow Lane Farms contained within the Dacorum Local Plan Emerging Strategy for Growth 2020-2038

The site is designated Green Belt land and it lies immediately adjacent to and surrounded by the Chilterns Area of Outstanding Natural Beauty (AONB). The site is a significant part of the character of Tring as it provides the unique green gateway to and from the historic market town of Tring, is part of the recognised vistas of the area, viewed from the ancient Ridgeway path and should not be sacrificed for ever to provide an easy option for more housing.

This is an area of the Green Belt. The Green Belt has been nibbled away at for decades by successive governments and now this government want to be the one to clear the Green Belt out of Tring for ever. What a terrible legacy. Saying that it is protecting green spaces and leisure, the quality of life and the environment - all things its actions show are just slogans and words.

There have recently been a number of accidents at the junction of Cow Lane and the A2451. Increased development in this area will increase the traffic, congestion and incidents at this junction. As this junction is at the top of a hill where there is also limited visibility in all directions.

Development of any farmland or fields or forest means, inevitably, covering more land with concrete, tarmac and buildings. This reduces the area of vegetation available to absorb poisonous gases and water. Rainwater and waste water will inevitably be directed into drains and sewers and directed where? The sewage plants do not have the capacity and local streams and the canal will be polluted by the run off from the new neighbourhoods. The Tr01 site currently takes a lot of the run-off from the A41(M) as the bore holes planned for the run-off do not always have the capacity. The 'on' ramp to the A41(M) towards Aylesbury already gets flooded after a little rain. The area does not need more impervious land.

I understand that the Tr01 site is owned by Hertfordshire County Council and it is relatively easy for the local government to deliver upon. Dehand this land over to developers. The ready availability of this land should not be a reason to condemn it. The use of any site should be based on the suitability of the site rather than its availability. This site is not particularly suitable for redevelopment.

The pandemic has changed the way people work and there is likely to be an over-supply of office accommodation as companies allow the majority of their employees to work from home more. This brown space will become available for reuse. Being allowed to work from home will allow some people to move further away from their places of work and out of towns and cities. Also, unfortunately, the pandemic has caused a number of deaths, which has put more houses on the market than in any usual year. The estimate of the number of houses needed in the future near towns will need to be re-assessed.

The pandemic and periodic travel bans have made more people use and appreciate their local green spaces. More cycle paths with more local places to visit are going to be in demand. The footpath across Tr01 and the fields themselves have become much more popular over the last year with walkers and dog owners alike.

Some green spaces need to be left 'natural'. not everyone wants their park tamed and man-made paths laid to direct footsteps. We need wild areas for wild flowers and plants to thrive and the associated flora and fauna. It is our duty to protect our land and not destroy it for a quick profit or to meet some political plan. Building on the countryside is as much

pollution as oil leaking in the sea or greenhouse gases leaking into the air. The cost of the clean-up is immeasurable and the loss to the environment permanent.

Tr01 has been a distinctive part of Tring for all time and although it has been eroded over the past few decades it still provides an attractive approach to Tring and a breathing space between the motorway and a small market town. It is a little patch of countryside valiantly surviving the destructive forces of urban sprawl and provides Tring with a unique character that should be retained for the benefit of all into the future.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS12072

Person ID

1269371

Full Name

NIKKI RAWLINGS

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12077

Person ID 1269372

Full Name MATTHEW SPEED

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

<p>Yes / No * Yes * No</p>	<p>Yes</p>
<p>Proposals and Sites Tring comment</p>	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p> <p>Given the 55% growth of housing supply proposed within Tring in comparison to the 9% growth in population expected in Dacorum across the plan period. Given that it is clear on the basis of allocation alone that the proportion of growth to Tring is disproportionately higher than the expected population growth, I object to the concentration of the delivery strategy in terms of the scale of development of Tring.</p>

There is a lack of evidence to justify the release of Green Belt land for the housing need delivery strategy, represented by the proposed allocation of sites Tr02 and Tr03. Exceptional circumstances are required to justify the loss of Green Belt land for housing. The Council has failed to identify exceptional circumstances. The delivery of 1,800 houses within Tr02 and Tr03 would offer irreversible harm to the openness of the Green Belt and AONB, that which should be provided substantial weighting of harm as defined within the Framework. The collective benefits to outweigh such substantive harm has not been successfully identified by the Council so as to justify the loss and therefore the policy is not fit for purpose. I object to draft policies SP23 and SP24 on this basis.

The allocation of sites Tr02 and Tr03 would cause substantial harm to both the allocated site but also surrounding Green Belt land, destroying their openness and sense of permanence in a manner that has failed to be justified in accordance with Paragraph 136 of the Framework.

To step outside of the requirements identified within Paragraph 11 of the Framework for Plan making the Council has to provide exceptional reasons why they have to impact so negatively towards their environmental objectives. Until such a time when an assessment of the housing opportunities available within the existing settlement boundaries associated with Tring are undertaken, in conjunction with the further full assessment required to assess need for the borough, the delivery strategy remains inappropriate and as such the proposed allocation of Tr02 and Tr03 is completely unjustified.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12083

Person ID 1269377

Full Name ALLEN BEVERLEY

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am strongly opposed to the large development sites to the East of Tring, but particularly the proposed site Tr01 and also the largest site East of Tring, proposal of 1800 homes.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. The development of Tring, one of dacorum's smaller towns is disproportionate to the other areas being developed. It is being almost doubled in size, while still running off the main high street facilities and amenities that are already used to capacity. the infrastructure was not designed for such a large proposed population. It is cutting into the green belt on a huge area and will change the town in many ways. Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tring is over developed. The traffic would be doubled if all the proposed sites are to go ahead. Also, the continuous building works for many years adjacent to existing residents homes, will cause noise and pollution disturbance negatively affecting wellbeing.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12084
Person ID	1269380
Full Name	NICK TURNER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12089

Person ID 1269386

Full Name KERR LINDA

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment

Tring
Concern for the size and height of the proposed development at Brook St.
It is already a congested area at key times of the day. A retail area on the site guarantees that this will be worse.
The Local Museum is housed in an iconic building which is an historic feature of the town and should not be lost.

Brook St has recognised potential for flooding which should not be added as a risk to life in the town.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12090

Person ID 1269386

Full Name KERR LINDA

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring comment Marshcroft Lane/New Mill
The local population make regular use of this road as access to the canal and the Ridgeway beyond. It has established hedgerows, trees and wildlife which are a valuable asset to the Tring environment. The open space provided by the fields on either side should not be sacrificed to create a scar on the landscape and remove a valuable health outlet.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12091

Person ID	1269386
Full Name	KERR LINDA
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Dunsley</p> <p>Has a heritage with its ancient apple orchard.</p> <p>Grazing continues to be part of the farming cycle on that land and in the summer it is a haven for butterfly life, facilitated by cooperative farming practice.</p> <p>Now that we are in post Brexit times, there should be thought to facilitating home-production of food products to reduce reliance on imports and reduce our carbon footprint.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12098
Person ID	1152817
Full Name	Angela Suggate
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>The impact on the town will be too great, this is a small historic market town, with a tiny high street that already has too much through traffic.</p> <p>The town is not equip to double in size, with a potential impact of 2731 houses.</p> <p>Tring's London Road is a wonderful leafy entry to the town. With some stunning trees and green: space.</p> <p>Any loss of trees or hedge row will be detrimental to the town.</p> <p>The farmland provides beautiful habitat for wildlife, open spaces for humans. Conservation of our: local wildlife heritage is of critical importance.</p> <p>The junction of Cow Lane and London Road is already a problem with regard to large lorries and unsuitable traffic.</p> <p>The orientation of the town does not lend itself to more people or traffic. It is a tiny High Street with limited parking and facilities. If 10,000 people are added to the town the qualities of the town will be lost forever.</p> <p>The drainage systems in Tring are inadequate for this influx of housing.</p> <p>Tring is a town that you would expect to find in the Chiltern hills with this area of natural beauty. You would not expect to find a Milton Keynes on the doorstep of Tring. Just like you would not expect to find Milton Keynes in the middle of the New Forest.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12103
Person ID	1145854
Full Name	Mrs Deborah Doughty
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring	
Other Sites comment	
Included files	
Title	Tring
ID	EGS12104
Person ID	1145854
Full Name	Mrs Deborah Doughty
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	
* Yes	
* No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12105

Person ID 1145854

Full Name Mrs Deborah Doughty

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been

demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12106

Person ID 1145854

Full Name Mrs Deborah Doughty

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Equally, building in the centre of town (Tr06) would cause irreversible damage to a historic town.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12107
Person ID	1145854
Full Name	Mrs Deborah Doughty
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes

Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS12114
Person ID	1269413
Full Name	Mr Chris Wallis
Organisation Details	Hon. Director of Development Tring Sports Forum
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>1.31 to 1.36 TSF considers itself to be an important stakeholder when considering the preparation of the new Draft Local Plan, but it is concerned that it has not been consulted by DBC regularly, and not at all recently, in the Plan's preparation. After land for housing and commercial use, sports and leisure use is easily the next biggest land-usage to be designated. In March last year we met senior officers at Herts CC together with their advisor from Lambert Smith & Hampton. Their outline block plan for the Dunsley Farm site was copied and presented to us, it indicated a mixed development and included a new secondary school to serve both Tring and Berkhamsted; this requirement had been indicated to us at many previous meetings with HCC. It was agreed at the meeting that HCC would set-up a 3-way meeting (HCC, DBC & TSF) in due course to discuss the other possible land uses for this wholly HCC-owned site and how the three bodies could formulate a consensus plan for the site. Then came the 1st Covid lockdown and we were informed some weeks later by HCC that they were postponing the meeting, but would be in touch. Since then, the housing numbers have changed dramatically and the whole proposed map has been re-drawn showing a new secondary school elsewhere; quite obviously virtual meetings have taken place between the two councils, but nobody from either one has had the decency to ask TSF for their input. TSF have always strived to reach amicable agreements with the various Local Authorities, so we trust and hope that this wrong can be righted and discussions, (either person to person or virtual,) can recommence ASAP.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12139
Person ID	1269413
Full Name	Mr Chris Wallis
Organisation Details	Hon. Director of Development Tring Sports Forum
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>We believe the triangular piece of land between Cow Lane and Station Road should be considered as a site for a few large, eco-friendly houses, showing off to the world that although 2700 houses should in the main be high-density houses catering for most income groups, there is still room in Tring for some special or "great" architecture! This is the correct location for such a development, it would complement other large houses that have been constructed in the last few years. Moreover, the site is surrounded by mature vegetation and would not affect any other housing nearby. This site was considered before, could it fall into one of the "windfall" or "other small development" categories?</p> <p>Also, as mentioned in the accompanying Representations, the TSF proposed cycleway could travel through this land, cutting off the dangerous Grove Road crossroads.</p> <p>An extra thought would be to try and do a deal with the Pendley Hotel owners to largely use the existing driveways to the hotel and run a long spur to our proposed route past the hotel and coming-out just short of the railway station. They may be pleased to do a deal at the moment, in this financial climate!!</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12148
Person ID	1160677
Full Name	Mr Paul Doughty
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought</p>

to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS12149

Person ID

1160677

Full Name

Mr Paul Doughty

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Proposals and Sites Tring comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment

Included files

Title	Tring
ID	EGS12150
Person ID	1160677
Full Name	Mr Paul Doughty
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of</p>

the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12151

Person ID 1160677

Full Name Mr Paul Doughty

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment** Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12156
Person ID	1269443
Full Name	Ms Moggie Scott
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS12193

Person ID

404094

Full Name

Mr Julian Crane

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

I am opposed to the proposed development of site Tr01, for the following reasons:

The site is designated Green Belt land and is surrounded by the Chilterns Area of Outstanding Natural Beauty (AONB). The farms and countryside provide a rural gateway to Tring and the rural landscape is an important feature of the historic

market town. Developing the Green Belt would destroy the character and charm of the town, which must be preserved for current and future generations.

Development of the site would destroy many beautiful views across the Chilterns AONB, from the Ridgeway and towards Ivinghoe Beacon.

Developing the site would have a damaging environmental impact on the town, creating traffic congestion and pollution, alongside noise and light pollution.

Development would destroy a Local Wildlife Site and irreversibly damage biodiversity in the area.

The public right of way across the fields is a popular footpath for walkers, runners and families, providing access to the countryside for many local residents. Access and proximity to the countryside is very important for the mental health as well as the physical health of local residents.

Access to the site is problematic. Cow Lane is already a narrow hazardous road, with a nasty bend and dangerous junctions at both ends. There is no access from the northern side of the site.

The Local Plan underestimates the potential to develop brownfield sites and regenerate previously developed land in urban areas, which would reduce the need to develop and destroy the Green Belt. In addition, post pandemic, the opportunity to convert some commercial properties to residential use will be increased.

The scale of the proposed development is excessive. It is not clear that there is demand for this level or type of housing in Tring.

The town's infrastructure and services cannot support the scale of development that is being proposed.

In summary, site Tr01 is not suitable for development on the scale that is being proposed.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12200
Person ID	1145481
Full Name	Mr Brian Kazer
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am commenting on Tr01, Tr02, Tr03 and Tr06 in Tring</p> <p>I object to the huge number of housing proposed for Tring, 2700 houses, which is a massive 55% increase in the size of Tring – a far bigger size increase than anywhere else in Dacorum. It is far in excess of the number of houses needed in Tring based on ONS population projection data. No objective reason for this is given within the Plan, even though a reason is required by the NPPF.</p> <p>I accept that Tring needs some more housing, especially for affordable/social housing and a second residential home.</p> <p>Building houses in Tring that do match the ONS population projection would enable building just at Tr02 and on the part of Tr03 to the north east of Marshcroft Lane (in addition to the ongoing build at LA5 and the small pockets of building on the west side of Tring)</p> <p>This would enable the biodiversity rich Dunsley Farm (Tr01) to remain as a viable farm, and avoid the need to build a link road from Bulbourne Road to London Road, cutting across and destroying the biodiversity rich Marshcroft Lane (where protected species of bats roost) and which is a major wildlife corridor (such joined up corridors being essential</p>

for biodiversity especially the many threatened species of small mammals whose future is bleak when wildlife corridors are fragmented).

This would enable DBC to deliver on the statements in sections 18.5 and 18.23 of the draft Plan viz:

Section 18.5 states:

“All local authorities have a duty under Section 40 of the Natural Environment and Rural Communities Act 2006 to have regard to the conservation of biodiversity in exercising all their functions. The duty aims to make biodiversity conservation an integral part of policy and decision making.”

Section 18.23 states:

“Local planning authorities have a Biodiversity Duty under the NERC Act 2006 and guidance provided NPPF (paragraph 170 (d) and 174 (b)) to seek enhancements and a net gain for biodiversity from development. In 2020, new national planning policy is expected to make it mandatory for development to deliver a 10% biodiversity net gain.”

This proposal would also reduce the infrastructure cost required to deal with sewage, and reduce the adverse biodiversity hit from the amount of water abstraction required from the chalk aquifers.

I also object to the proposal to build a supermarket on Tr06. A far better site would be on Tr03 adjacent to the existing large garden centre on Bulbourne Road. That would eliminate additional traffic congestion in Tring centre from the proposed build at Tr06, would better serve new houses on Tr02 and Tr03, and would serve the many villages to the north of Tring including Pitstone and Marsworth from where cars going to supermarkets in central Tring currently add to traffic congestion.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12201
Person ID	1145481
Full Name	Mr Brian Kazer

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>So what could be done? I agree with Barr Kazer's submission which I reproduce below in italics.</p> <p>Way forwards - A development for the 21st Century</p> <p>I propose restricting building to the North East of Tring, that is on Tr02 and on the section of Tr03 to the North East of Marshcroft Lane to Bulbourne Road.</p> <p>This development will:</p> <ul style="list-style-type: none"> locate the new supermarket next to the existing large Garden Centre provide a supermarket to serve not only the new development but also service all the villages North of Tring (Pitstone, Wilstone etc) who at present have to drive right into Tring develop only on land that is species poor so there is less impact on biodiversity avoid destruction of Marshcroft Lane - the vital wildlife corridor and much used and loved walking route be less obtrusive visually from the surrounding AONBs, Green Belt and the proposed Chilterns National Park <p>Vision for Tring Fields – The East of Tring TR02 and North part of TR03</p> <p>The aim is to create a very desirable development that will appeal, and sell, to people who want to live in Tring's special, beautiful environment. It will enhance the distinctiveness of Tring, which includes among other amenities:</p> <ul style="list-style-type: none"> The Rothschilds' connection and legacy Tring Park The Natural History Museum and the Local History Museum Two flourishing markets <p>A history of being at the forefront of renewable power sources and transport development: watermills; Grand Union Canal; railway. This proud history to be carried forward with innovative low-carbon power and heat sources for any new development</p>

More SSSIs (5), AONB, Green Belt and nature reserves in its immediate surroundings than any other town in DBC, including: Stubbins Wood; Tring Park; College Lake; the Wilstone reservoirs; the proposed Chilterns National Park.

The development must be attractive and profitable while also being a sustainable development with impeccable credentials for mitigating climate change and for enhancing biodiversity. To facilitate this, our hope and aim is that there will be a significant reduction in new house build numbers.

We propose a development which will be viable whatever the number of houses to be built, a development in sympathy with the Green Belt land which it replaces.

The overarching theme is that each existing field will provide the basis of the layout.

Each field will have a purpose, an individual 'personality'. This may be a cluster of housing, an informal green space, a school, a services unit or a health clinic.

I propose that Tring Fields will create an attractive new development in keeping with, and linking with, the beautiful, biodiverse areas around Tring. By basing the development physically on the existing field system:

the existing green infrastructure of hedges and field boundaries (wildlife corridors) is maintained;

its main informal green space runs adjacent to the Grand Union Canal to provide the 50 metre essential Buffer Zone for the Canal wildlife corridor;

small informal green spaces will fit naturally alongside the existing hedges and trees;

houses should be built in clusters in the existing fields, with each cluster having a particular design and character;

community spirit is created by the intimate feel of the individual clusters; and

Marshcroft Lane becomes the crowning glory of the development, the draw and attraction, including a Buffer Zone of 25-50metres of informal green space by the side of the wildlife corridor of the Lane.

In addition, all building to be carbon neutral; building house clusters that are carbon neutral is already found in many areas of the UK.

Tr01, and Tr03.

If development on Tr01 and all of Tr03 nonetheless goes ahead, I would very strongly advocate the adoption of the "Vision" outlined above to the whole of Tr01, Tr02, and Tr03.

Regarding Tr06, if, despite the above, and other objections, the proposal for Tr06 within the Plan goes ahead, I strongly recommend retaining the Local History Museum in its current location. It is located in one small corner of Tr06, and its retention would not adversely impinge on Tr06 development.

Regarding Tr01, if the above suggestion of building east side of Tring only on Tr02 and the part of Tr03 to north east of Marshcroft Lane is not accepted, then I have the following comments about the Tr01 and Tr03 proposals.

Tr01

Warehousing proposal for Tr01 is strongly opposed. No evidence base is provided to justify this and there is no evidence in Plan of discussion with Aylesbury Vale District Council despite the availability of land for warehousing just 3 miles west of Tring on the A41 dual carriageway. Warehousing provides minimal jobs, is land hungry (thus removing land from higher employment use eg residential home), is usually 24/7 thus generating noise pollution, light pollution, and vehicle emission pollution during unsocial hours/night-time. Warehousing option at Tr01 should be removed.

“A supermarket will be encouraged.” A far better site would be at Tr03 adjacent to the existing garden centre on Bulbourne Road. That could serve Tr02, Tr03 and the villages to the north and north east of Tring, reducing traffic congestion in Tring.

“including provision for older people” I support a residential home/sheltered accommodation for Tring, given the rapidly increasing over-65 population. A site for this as close as possible to Tring Town centre is best so that its residents have only a short walk/buggy ride to reach Tesco/High St post office, and High St/Dolphin Square chemists. Such a facility would also employ more people than proposed warehousing.

“Access, Highways and Sustainable Transport”:

I object strongly to s106/CIL benefit of this proposed development being diverted to communities outside of Tring, specifically to “junction improvements along Chesham Road, A416/Shootersway and A4251/Berkhamsted High Street.” There is a considerable amount of spend needed on infrastructure for the larger amount of homes being required of Tring than of Berkhamsted.

Tr03

“the allocations New Mill and East of Tring should be planned together, preferably as a joint plan or as a minimum through closely aligned masterplans taking an integrated approach to the joint site area”.

If this means cutting across Marshcroft Lane to join the two sides of Tr03, then I object in the strongest possible terms, as that would destroy a major wildlife corridor and almost the only route round Tring easily and safely usable by disabled people in wheelchairs/mobility scooters and mums/families using pushchairs. There is absolutely no reason why one side of Tr03 could not be accessed from Bulbourne Road, and the other side from Station Road. That would also eliminate risk of traffic “rat running”.

‘investigate secondary highway access into Grove Road’. If this means along Marshcroft Lane, then I object to that. Marshcroft lane is extremely narrow as it reaches Grove Road, impossible for two vehicles to pass despite road markings;

Marshcroft Lane is a major wildlife corridor which would be destroyed by such a proposal; Marshcroft Lane supports a substantial number of bird and mammal species, several of which are threatened species. It also has historical significance as a Roman Road according to the Plan.

“Development will need to take account of and/or mitigate the following landscape sensitivities [of]...the historic field pattern; areas of complex topography with associated higher levels of intervisibility; well established internal and external hedgerows;”.

Why not simply require maintenance of existing hedgerows and green corridors as a planning condition?

“Create a new green corridor linking the new woodland area to the north east with the existing built-up area of Tring along Marshcroft Lane to the adjacent allocation “New Mill”[Tr02]”. There already is a green corridor. Contributing to biodiversity net gain could be achieved by ensuring a green wildlife corridor buffer zone of 50 metres either side of the length Marshcroft Lane.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12212

Person ID 1269470

Full Name PHILIP MOORE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment

TR01 - Dunsley Farm

- 1 **TR01 is Green Belt and must not be released for development except as a last resort. DBC (a) have failed to demonstrate exceptional circumstances as per NPPF paragraph 137 (as set out above); and (b) have failed to take into account the major harm that would be caused; and / or failed to propose mitigation that is in any way adequate:**
 - London Road is one of the key gateways into Tring. In order to meet the plan's stated aim of safeguarding the town's character, care must be taken to maintain this route as the approach to a rural market town and not an industrial area;
 - Any development in this area must be sensitive to the setting of Pendley Manor and the Chilterns AONB, to which the site is adjacent. There is a statutory obligation under the *Countryside & Rights of Way Act 2000* s85 to "protect and enhance the [Chilterns] AONB";
 - Care must be taken to respect the historic setting of Jeacock's Orchard / Dunsley Bungalow, which is a 100 year-old orchard smallholding, and possesses "a wide ecological diversity" (English Heritage);
 - The concept of a supermarket on this site is strongly opposed. There is already a large supermarket within a few hundred metres. It makes no sense to focus traffic from the villages and any new developments into this one relatively confined area;
 - Although it is suggested in the Local Plan, warehousing must not be allowed on this site. The required structures are too large and obtrusive, and the employment opportunities too small. Warehouses generate light and noise pollution 24 hours a day, and would create haulage traffic on roads that are already constrained. Major warehousing facilities are available just 3 miles away on the A41, at College Road North in Buckinghamshire. There does not appear to have been any cross-border discussion about this, contrary to NPPF paragraph 35c;
 - Cow Lane already suffers from traffic congestion at peak times. The Local Plan should present an assessment of impact and mitigation for the additional road use generated by new developments;
 - Cow Lane Farm contains an established wildlife site which cannot be moved. References to translocation must be removed and replaced with a plan for integration into the new developments.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment

Included files

Title Tring

ID EGS12213

Person ID 1269470

Full Name	PHILIP MOORE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p><u>TR02/3 – New Mill and East of Tring</u></p> <p>1 TR02/3 is Green Belt and must not be released for development except as a last resort. DBC (a) have failed to demonstrate exceptional circumstances as per NPPF paragraph 137 (as set out above); and (b) have failed to take into account the major harm that would be caused; and / or failed to propose mitigation that is in any way adequate:</p> <ul style="list-style-type: none"> • Development is strongly opposed on TR02 & TR03. These sites comprise extremely high-quality Green Belt land that clearly meets all five purposes of the Green Belt as per NPPF paragraph 134. They lend important character to the town's surroundings and blend them into the setting of the AONB. Any release would cause severe and irreversible harm that could not be realistically mitigated; • Both sites create views into and out of the AONB and are therefore part of its setting. There is a statutory obligation under the <i>Countryside & Rights of Way Act 2000 s85</i> to “protect and enhance the [Chilterns] AONB”; • Both sites have historic field patterns with hedgerows that are over 600 years old, as determined by species density (Hooper's Rule). These are extremely important for biodiversity and must be protected; • Marshcroft Lane is also flanked by ancient hedgerows and is a vital wildlife corridor between Tring and the greater countryside; • Marshcroft Lane is verdant, tranquil and also relatively flat, and is therefore an important outdoor destination for those with limited mobility; • Marshcroft Lane has a Grade II Listed bridge where it crosses the Grand Union Canal; • For the reasons listed above, Marshcroft Lane is entirely unsuitable for development as a suburban road, and this outcome is strongly opposed;
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS12214
Person ID	1269470
Full Name	PHILIP MOORE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p><u>TR02/3 – New Mill and East of Tring</u></p> <p>1 TR02/3 is Green Belt and must not be released for development except as a last resort. DBC (a) have failed to demonstrate exceptional circumstances as per NPPF paragraph 137 (as set out above); and (b) have failed to take into account the major harm that would be caused; and / or failed to propose mitigation that is in any way adequate:</p> <ul style="list-style-type: none"> • Development is strongly opposed on TR02 & TR03. These sites comprise extremely high-quality Green Belt land that clearly meets all five purposes of the Green Belt as per NPPF paragraph 134. They lend important character to the town's surroundings and blend them into the setting of the AONB. Any release would cause severe and irreversible harm that could not be realistically mitigated; • TR03 is Grade 2 Agricultural Land (“best and most versatile”). The Sustainability Assessment assigned this site the lowest score, “very unsustainable”, on the metric of “efficient use of land”, with respect to housing development (SA Table 5-6). This land is much more useful for growing food than it is for building houses; • TR03 is traversed by an oil pipeline (E77 of the UKOP system) and will be subject to very strict planning and building regulations. The Local Plan must expand on how this will be resolved in the proposed developments; • Both sites create views into and out of the AONB and are therefore part of its setting. There is a statutory obligation under the <i>Countryside & Rights of Way Act 2000 s85</i> to “protect and enhance the [Chilterns] AONB”; • To the South, TR03 provides a soft setting to Pendley Manor, which is also part of the AONB and protected by the <i>Countryside & Rights of Way Act 2000 s85</i>; • TR03 also provides a rural setting to the Grand Union Canal, and includes a major wildlife corridor on the Tring side of the canal; • Both sites have historic field patterns with hedgerows that are over 600 years old, as determined by species density (Hooper's Rule). These are extremely important for biodiversity and must be protected; • TR03 is bisected by Marshcroft Lane, which is a Roman road, and therefore an important historical feature;

- Marshcroft Lane is also flanked by ancient hedgerows and is a vital wildlife corridor between Tring and the greater countryside;
- Marshcroft Lane is verdant, tranquil and also relatively flat, and is therefore an important outdoor destination for those with limited mobility;
- Marshcroft Lane has a Grade II Listed bridge where it crosses the Grand Union Canal;
- For the reasons listed above, Marshcroft Lane is entirely unsuitable for development as a suburban road, and this outcome is strongly opposed;
- The proposal for TR03 mentions a new 30mph link road between Bulbourne Road and Station Road. This would have to cut through (or tunnel under) Marshcroft Lane;
- A 30mph link would also impact Station Road, which is on the boundary of the AONB. Given the narrow pinch-points in Brook Street a new road risks creating an informal “East Tring Bypass”. The Emerging Strategy needs to provide far more information, including details of the route, analysis of the traffic flow, and measures for mitigating impacts;
- If linked to Station Road as proposed, the streets within TR03 will be used for parking by rail users either attempting to avoid the cost of parking at the train station, or who are simply unable to park there due to lack of capacity;
- Parts of TR03 have been flooded on a number of occasions over the past decade, as recently as February 2021, and it has a level 2 Strategic Flood Risk Assessment. As such, under NPPF paragraph 160, the eventual Local Plan must show that “the development would provide wider sustainability benefits to the community that outweigh the flood risk”.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12215

Person ID 1269470

Full Name PHILIP MOORE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes	
* No	
Proposals and Sites Tring comment	<p><u>TR06 – Brook Street / High Street</u></p> <p>1 Due to its central location, any development within this site must be guided by the existing character of the town, and must take care not to impact on heritage features. The current proposals are unimaginative, and unlikely to achieve the stated aim “To promote the distinctiveness of each of Dacorum’s towns and villages, reinforcing their role and character”. In particular:</p> <ul style="list-style-type: none"> • There should be no new supermarket at this site. The area is already well served for grocery shopping, with two better located supermarkets in the vicinity; • A new supermarket would create car usage, extra congestion and pollution, whereas the key to a vibrant high street is to get people walking into town and around local businesses; • Any large, modern building on this site would be out of keeping with the High Street's “Old English” styling, and would detract from this important overarching characteristic; • The removal of the Market Place and the “relocation” of the Tring Local Museum is unacceptable. Tring is a historic market town, and these features are a direct connection to that history; • The Market Place's small size belies its historical importance. The challenge to planners should be to beautify it and bring it back to the fore of town life. One interesting idea would be to develop facilities for a more permanent “destination” food and crafts market in this traditional location, as has been successful in Whitstable Harbour; <p>Another idea, that would also increase biodiversity, would be to bring the brook (for which Brook Street is named) back to the surface and integrate it into a new Museum garden.</p>
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12243
Person ID	1269479
Full Name	BARBARA HARVEY
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site s size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would</p> <p>be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council s own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12244
Person ID	1269479
Full Name	BARBARA HARVEY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS12245

Person ID

1269479

Full Name

BARBARA HARVEY

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

No

**Proposals and Sites Tring
comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12256
Person ID	1227654
Full Name	Mrs Margaret Warman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Housing. Choosing sites that developers have put forward is the cart leading the horse. Retail. You are proposing to increase the population of Tring by over 50%, and yet "there is no need for additional retail floorspace". Try buying a pair of shoes in Tring. Or children's clothes. Or men's clothes. The reports are outdated. Space doesn't need to be made for banks in the town centre - banks have forsaken Tring.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12257
Person ID	1269482

Full Name	LOUISE JOHNSON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am commenting specifically on the sites proposed for Tring but the same reservations relate to the plans for Berkhamsted - see response to Q1.</p> <p>Whilst I understand the need for some additional housing and for each town to support this, the volume of housing proposed for Tring is excessive given the size and character of the town and the AONB. The proposed sites at Dunsley Farm, New Mill and East of Tring if all developed will fundamentally change the feel of the town and area and place unacceptable levels of pressure on the community and environment. This level of development should not be considered in this part of Hertfordshire. Tring is already integrating the new Cala build and a similar size development of another 200-300 homes should be the limit for the town.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12259
Person ID	1227654
Full Name	Mrs Margaret Warman
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Tring East. This proposed development will join Tring to the hamlet of Tring Station, so its identity will be lost.</p> <p>Highways. Station Road is not fit for purpose to have to accommodate the extra use from the enormous development proposed from Grove Road down to the station. It is an unlit, 50mph road. The proposed development will increase the use of Tring Station, where the already extended car park is often full, and cycle paths will certainly not be sufficient to absorb the increase. Many of the car journeys to Tring Station are drop-offs and pick-ups. It only has a tiny area for temporary waiting. For years this has led to clogging of the local residential roads by cars in the evening rush hour waiting to pick up commuters, which will only worsen if this development goes ahead.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12261
Person ID	1227654
Full Name	Mrs Margaret Warman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	Tring Growth Area TR06 High Street/Brook Street Map 47. Tring Fire Station is manned by retained firefighters who all have to live within four minutes of the Fire Station. It's where it needs to be - leave it where it is. When Sainsbury's wanted

to build a supermarket on this site years ago they failed to find an alternative site for the Fire Station given the above constraint.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12266

Person ID 1269483

Full Name LAURA JOHNSON

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

have a number of particular concerns about the Tr03 East of Tring development:

- 1 Tring Station is a hamlet in its own right with a thriving community feel. The Tr03 development will link up Tring Station to the rest of Tring so this individual community will be lost.
- 2 Station Road and Cow Lane are relatively narrow roads and will presumably be part of the access route for a huge number of lorries and heavy equipment to build 1,400 houses. The current road infrastructure cannot support this level of additional heavy goods vehicles.
- 3 The plan mentions that surface water run-off rates should not exceed existing Greenfield run-off rates. Has there been detailed planning for how this may realistically be achieved?

Yes / No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12270
Person ID	1264968
Full Name	Paola Cuzzo
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>SPECIFIC COMMENTS REGARDING TR01, TR02, TR03.</p> <p>I am opposed to the suggested plans to develop these sites, most specifically in terms of the volume of building and housing proposed. Of all the towns within Dacorum it is fair to say that Tring is something of an anomaly in comparison to others.</p> <p>It's history, architecture and association with the philanthropist Sir Walter Rothschild, all add to the towns unique and unrivalled individuality.</p> <p>Tring is nestled within beautiful Landscape upon entry to the town, this landscape is integral to the town, it is the frame in which Tring sits and it tells its own story. The proposal means that this very framework would disappear.</p> <p>At the heart of life in Tring is the close proximity and accessibility to the open countryside and the sense of living in a semi rural community. The proposals, particularly in TR01. & TR03 will remove much beloved walks and access currently enjoyed.</p>

The impact on wildlife and the rare plants which grow in the chalk rich land around Tring will be catastrophic.

The likening of Tring, Berkhamsted and Hemel Hempstead, referred to in the proposal is misplaced. Attempting to offset the burden to create a more equitable share of the proposed new housing stock required between the three towns is ill conceived.

The fear of many residents is that there is simply not the infrastructure within the heart of Tring to serve so many new residents, the proposals mention schools, however this is simply not enough, and as such Tring will sadly become a transient place, with divided areas.

The plan may provide roofs over the heads of people, it will not create positive living, or community spirit, it will remove and destroy the town and community as we know it.

Tring is barely more than a village, there are a few struggling independent businesses within the high street, many with histories spanning over 100 years. There are no notable high street brands, those that were here are now gone.

The promise of affordable housing has been a carrot used over the decades, sadly without fruition. The latest development on Icknield Way promised such, yet according to legal and general any proposed affordable housing may or may not be released in 2022. The starting price circa £500 k.

I see no evidence on the proposal which offsets the carbon footprint in the development of these homes, to any significant or meaningful level. The traffic alone, created by these homes will cause pollution unlike any experienced before in Tring.

Since March 2020 and the first lockdown, many of the residents have experienced the reality of increased traffic and visitors who wish to visit the town, open spaces and Tring park.

There is damage to the countryside, pathways and flowering habitats damaged beyond recovery, litter, blocking of roads through poor parking, endangering residents as access by emergency vehicles would not be possible without extreme delay.

What are the thousands of new residents going to do upon moving to Tring, are they all going to walk to the shops, to the museum or park or are they going to do what has become habitual for most and drive as close to their desired destination?

There is absolutely no sustainability in this proposal. It need to be further considered, it is not just a case of available land let's build houses. The reality is very different, conservation has a place for good reason, in the same way people have choices for good reason. Making mirror images out of market towns is a mistake.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12287
Person ID	1269485
Full Name	NICOLA HULSE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

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Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12294

Person ID 1269487

Full Name PAM MEGAW

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I have lived in Tring for more than 40 years so my area of interest is Tring but I also feel that the general proposals for the number of new homes suggested throughout the Borough are far too large. My understanding is that the Government want to develop housing in other areas of the country away from the already overcrowded and very busy South East.</p> <p>It appears when looking at the map that all the developments are in an AONB. How can that be remotely acceptable? We have such wonderful countryside-how can it be destroyed.</p> <p>The proposed developments of over 2000 homes would destroy the "market" town of Tring. It would loose its unique character. When I moved to Tring the weekly animal market still took place and the town centre was a thriving buzzing place with numerous independent shops. Building the supermarket on the edge several years ago very nearly destroyed that feeling and it is only since M&S opened their shop in Dolphin Square that the town has become a place to visit again with more shops and cafes opening up. The new development with its proposed supermarket and community hub and small shopping area would be the death knell for the "old" town.</p> <p>I feel that the new developments are so large-around 2000 new homes that it would become a separate community and would not become an integral part of Tring which has such a lovely community feel at present.</p> <p>I don't know enough about the infrastructure but can the area support the influx of possibly 6000 more people with their needs for doctors, dentists, sewage, sports clubs, transport (tring station for example) and social meeting places and clubs among others.</p> <p>In conclusion Tring will inevitably have extra housing over the next few years but these proposals will destroy all that make Tring a wonderful place in which to live.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS12297
Person ID	1265563
Full Name	CHARLOTTE LILLEY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12320

Person ID 1264637

Full Name Ollie Parrish

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12322

Person ID 1264637

Full Name Ollie Parrish

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12324
Person ID	1264637
Full Name	Ollie Parrish
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought</p>

to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12326

Person ID 1264637

Full Name Ollie Parrish

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

Yes / No No

* **Yes**

* No	
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS12363
Person ID	1269491
Full Name	Mr David Eeley
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low</p>

even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan. Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.
Included files	
Title	Tring
ID	EGS12369
Person ID	1269492
Full Name	Mrs Isabelle Gorton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been

demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12371

Person ID	1269492
Full Name	Mrs Isabelle Gorton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS12378
Person ID	1269495
Full Name	LARA BATEMAN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	Yes

* No

Proposals and Sites Tring comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Building on TR01 will greatly affect the natural DRAINAGE of the surface run off water of the fields and the water table level. Directly affecting ALL houses along Station Road, Damask Close and Dorian Close, as the run off water from rainfall, drains into a ditch that runs along the public right of way in the two fields and the flows into a ditch that runs adject to Station Road. Properties along Station Road are the lowest point and all the surface run off water runs towards

them. By building on these feilds, it will greatly affect the surface run off water courses and the water table level underneath, thus CAU SING FLOODING and damage in many if not all houses along Station Road, Damask Close and Dor ian close.

For info: Currently two NEW houses have been buildt in the gardens of two properties along Station Road (between the cricket pitch and Cow lane) and now every time it rains, my entire garden FLOODS and I record 2-3cm of static surface ground water flooding my patio. See photo attached.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files [IMG_.pdf](#)

Title Tring

ID EGS12402

Person ID 1269497

Full Name MICHAEL RUDIN

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

There should be a reassessment of any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as suggested in my earlier comments. If it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares. It is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12410

Person ID 1269500

Full Name Mr Adrian Roye

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>The development would ruin the main entrance to the town, which is located within the Chilterns AONB.</p> <p>Making such a development would destroy character of the historic market town and ruin what makes it a place to visit and live in.</p> <p>The harm to the local environment, noise congestion, air pollution for residents would be insurmountable.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12474
Person ID	629143
Full Name	Mr Chris Briggs
Organisation Details	Spatial Planning Manager St Albans City & District Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	

Proposals and Sites Tring comment	However, SANGs appear to be missing from site allocations in Tring, which is inconsistent with Policies SP24 and SP25 and associated paragraphs 23.163 and 23.165.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12508
Person ID	1269527
Full Name	JULIAN SMITH
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based</p>

upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12509

Person ID 1269527

Full Name JULIAN SMITH

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**

* No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS12510
Person ID	1269527
Full Name	JULIAN SMITH
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p>

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS12511

Person ID

1269527

Full Name

JULIAN SMITH

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

Yes / No

* **Yes**

* **No**

No

**Proposal & Sites Tring
Other Sites comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files	
Title	Tring
ID	EGS12526
Person ID	1269533
Full Name	Mr Bruce Corkill
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

It is time that local councils stopped approving the 'least worst' option put forward by developers.

Nearly every town and village in our local area is unsuitable for development on the scale that is being proposed, they simply do not have the roads or amenities to support the increase in population.

The reports provided by the Transport consultants are a joke as it is abundantly clear that the roads are already struggling to provide clear and un-impeded access and any report that states the roads can cope with the expect increase in traffic simple do not understand the concept of clear and un-impeded traffic flow.

Allowing the expansion of our already crowded town is bordering the criminal as once the character is lost it is lost forever and there is no going back.

Instead of expanding towns with limited access and limited amenities it is time to start again with some fresh thinking and a new green field site based on the Milton Keynes model. Milton Keynes is without doubt one of the most successful new developments in the last hundreds years. Milton Keynes has proven beyond any doubt that the concept of starting with a green field site is very successful and it can be done without destroying existing markets towns.

The council has a responsibility to the rate payers not to approve any of these 'least worst' options and to make it very clear to developers that they must be a longer term plan rather than just squeezing in more and more housing where ever new houses will physically fit without giving any thought to the heritage of the local area.

New green field sites are more expensive as more infrastructure needs to be put it place but there is no doubting the this is a far better long term solution.

Just because a developer has not put forward a well thought out sustainable long term proposal doesn't mean you should approve a plan that will impact out town foverever.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12527

Person ID 1264976

Full Name John Francis

Organisation Details Charisma Care

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

This proposed development of the addition of 2,700 houses would result in a population increase of at least 8,000 possibly as many as 11,000 onto a town whose current population is just 12,000 - this scale of increase of around 80% is not reasonable, especially as it will almost certainly not be accompanied by the same level of increase in facilities at the same time as decreasing the availability of recreational land by its development.

Sensible organic growth of towns is not only acceptable, but to be welcomed - this is neither sensible nor organic growth, it is the imposition of an unwelcome and hugely over-blown blight onto a historic market town. Planning should be used to provide the houses that local people need, thereby retaining the community we have, rather than sucking in more people without providing concomitant facilities.

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS12530

Person ID	
Full Name	
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Regarding Tring:</p> <ul style="list-style-type: none"> o The Tr01 proposals would produce “at least 2700 new homes” in Tring by 2038, a 123% increase in the number of households recorded in the 2011 census (2199), and a 51% increase on the number of households in 2019. These are huge increase in the size of this town, changing it irrevocably. A more than doubling of the size of Tring cannot fail to fundamentally change the visual and societal character of what is currently an attractive town of historic atmosphere, in large part because most of its buildings are old, because it’s relatively quiet, because the main entry road to the town is relatively undeveloped and because the high street is largely free of identikit chain shop frontages. Once this character is lost it cannot be regained, of course. The loss obviously applies not only to those living in and using the town now, but also future generations. o A densely-packed housing development along the main road into Tring will largely remove the impression of a town set among greenery, obscure the views of AONB and hugely increase the volume of traffic in the area. o The household increase in Tring, Berkhamsted and Dacorum generally will increase footfall in Ashridge and the AONB in general, besides putting pressure on the necessarily limited car parking in the area. The AONB is already seeing many more visits during lockdown, and is likely to remain more visited given the continuation of home-working for many. o A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road, with obvious environmental impacts. o These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

o I have not repeated the objections fielded by the Town and Parish Councils of Dacorum (<https://www.berkhamstedtowncouncil.gov.uk/uploads/tp-1821-draft-letter-to-dbc.pdf>) but I fully concur with them, especially as 95% of respondents to the 2017 consultation objected to development on this scale.

Questions

o Why is not possible for the council to object to the level of development being imposed upon it by the government? The council has been elected by local residents to reflect their interests, and should surely defend those if the requirements of a national plan threaten to significantly damage the character and make-up of an unusual borough. More than that, attractive towns such as Tring and Berkhamsted are important not only for those that live in them but the wider country, forming an important strand of its character.

O Exactly what is the “emergency” that makes it ok to release Green Belt for development?

o What is the process if there is overwhelming resistance to the proposals from borough residents?

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12576
Person ID	1261562
Full Name	Sally Symington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	

Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12577
Person ID	1261562
Full Name	Sally Symington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	Tr03: not recommended for development due to high soil quality.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12662
Person ID	1207604

Full Name	Thames Water Planning Policy
Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Site ID</p> <p>Site Name</p> <p>Water Comments</p> <p>Waste Comments</p> <p>Additional Comments</p> <p>56364</p> <p>Tr01: Dunsley Farm</p> <p>The scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS12663
Person ID	1207604
Full Name	Thames Water Planning Policy
Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Site ID</p> <p>Site Name</p> <p>Water Comments</p> <p>Waste Comments</p> <p>Additional Comments</p> <p>55351</p> <p>Tr02: New Mill</p> <p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p> <p>The scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to</p>

accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The developer can request information on network infrastructure by visiting the Thames Water website <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development>.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12664

Person ID 1207604

Full Name Thames Water Planning Policy

Organisation Details C/O Savills
Thames Water Planning Policy

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

**Proposals and Sites Tring
comment**

Site ID
Site Name
Water Comments
Waste Comments
Additional Comments
56361

Tr03: East of Tring

The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development>.

The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12665
Person ID	1207604
Full Name	Thames Water Planning Policy
Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	

* No	
Proposals and Sites Tring comment	Site ID Site Name Water Comments Waste Comments Additional Comments 57831 Tr04: Icknield Way The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development . On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12666
Person ID	1207604

Full Name	Thames Water Planning Policy
Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Site ID</p> <p>Site Name</p> <p>Water Comments</p> <p>Waste Comments</p> <p>Additional Comments</p> <p>42616</p> <p>Tr05: Miswell Lane</p> <p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing phasing plan. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The housing phasing plan should determine what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s in this catchment. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p> <p>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12667
Person ID	1207604
Full Name	Thames Water Planning Policy
Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	
* Yes	
* No	
Proposals and Sites Tring comment	Site ID Site Name Water Comments Waste Comments Additional Comments 67979 Tr06: High Street / Brook Street On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water

at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12692

Person ID 328294

Full Name Mr Bert Smith

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring
comment

I am strongly opposed to the proposal for housing to be built on the Dunsley and Cow Lane Farms contained within the Dacorum Local Plan Emerging Strategy for Growth 2020-2038 (referred to in this response as “the Report”)

The site is designated Green Belt land and it lies immediately adjacent to and surrounded by the Chilterns Area of Outstanding Natural Beauty (AONB). The farms provide an invaluable green gateway to and from the historic market town of Tring. This entrance/exit is one of the Town’s most important unique features and its destruction would be irreparable.

The eastern gateway, London Road [B4635]/A4251, is in all probability the busiest stretch of road in the Town. All of the many residents and visitors that use it enjoy the benefit of the wellbeing that emanates from the rural aspect that the

farms and surrounding scenery provide. The outstanding beauty around this part of Town is much admired and cherished and it must be safeguarded and protected for current and future generations.

Below is a view of the site looking southwards towards Wigginton and The Ridgeway National Trail (on the escarpment) towards the Chilterns AONB.

A view of the site looking north-east towards Pitstone Hill and Ivinghoe Beacon (Chilterns AONB) is shown:

The Tr01 proposal states that any development would need to **“take account of and/or mitigate the following landscape sensitivities:** [including amongst others] **“relationship and view from and toward the Chilterns AONB surrounding the parcel and important views such as from the Ivinghoe Beacon”** and **“the localised intervisibility with the open landscape and fields”**. It is extremely difficult to envisage how these objectives can be achieved to any worthwhile extent by building houses on the fields and meadows.

Not mentioned in the Report are the serious adverse effects on the scenic vistas from the Ridgeway National Trail – as demonstrated below by the view of part of the Tr01 site from the south looking towards the north-west.

The Tr01 proposal states that any development would need to **“take account of and/or mitigate the following landscape sensitivities:** [including amongst others] **“relationship and view from and toward the Chilterns AONB surrounding the parcel and important views such as from the Ivinghoe Beacon”** and **“the localised intervisibility with the open landscape and fields”**. It is extremely difficult to envisage how these objectives can be achieved to any worthwhile extent by building houses on the fields and meadows.

The Tr01 proposal states that any development would need to **“take account of and/or mitigate the following landscape sensitivities:** [including amongst others] **“relationship and view from and toward the Chilterns AONB surrounding the parcel and important views such as from the Ivinghoe Beacon”** and **“the localised intervisibility with the open landscape and fields”**. It is extremely difficult to envisage how these objectives can be achieved to any worthwhile extent by building houses on the fields and meadows.

Not mentioned in the Report are the serious adverse effects on the scenic vistas from the Ridgeway National Trail – as demonstrated below by the view of part of the Tr01 site from the south looking towards the north-west.

The diagram below shows the Ridgeway National Trail marked in pink and its very close proximity to the proposed site Tr01 edged in green. It is not difficult to envisage the disfigurement that would be caused to the scenic landscape that building around 400 houses on this part of Tring would have.

The Ridgeway is Britain’s oldest road, used continuously for at least 5,000 years, and within the Chilterns AONB it forms the most spectacular, undulating path of woodland and wide chalk downs in the country. To seriously damage views from the Trail would be indefensible.

The Tr01 site is enshrouded by the Chilterns AONB – as shown below:

Developing this site may also jeopardise plans, currently under early stages of discussion, to potentially extend the Chilterns AONB or upgrade its status to that of a National Park.

There is no justification for building on this Green Belt parcel which by law can only occur in exceptional circumstances. In my view the proposal breaches the conditions of the policy - which was established specifically to stop this type of urban sprawl.

The diagram below shows the current house building programme at the western end of Tring {shown in blue} and the current Tr01 proposed site {shown in green} and how Tr01 would perpetuate the ribbon type growth along arterial roads eastwards - towards Berkhamsted alongside the routes of the A41, A4251, the Grand Union Canal and the West Coast Mainline train track.

The strategic gap between Tring and Berkhamsted along the London Road/A4251 has been identified as being of particular importance within Dacorum to prevent the towns merging. Building eastwards along the valley represents ribbon development and represents serious encroachment towards Northchurch both in physical and symbolic terms.

Viewed from the most major of the corridors, (the A41), the site is highly visible, thus if developed would markedly reduce the discernible perception of the openness of Tring. Even more noticeable is the visibility of the site when travelling along the London Road [B4635] and the A4251.

The photo below shows how the site as clearly visible from the A4125:

The house building that is already taking place on the western fringes of Tring represents serious coalescence with neighbouring communities. It has caused a significant reduction in the main route buffer between the Town and the considerable housing developments taking place along the Aston Clinton/Aylesbury corridor. It is essential that similar ribbon development is not extended on the eastern fringes of Tring. A key characteristic of the Green Belt policy is to safeguard the countryside from encroachment.

Another key feature of the Green Belt as established by the National Planning Policy Framework is to preserve the setting and special character of historic towns. It is unthinkable that a proposal is being made to take land out of the Green Belt that would result in helping to destroy the setting and character of the historic market town of Tring. These priceless characteristics have to be preserved no matter what for current and future generations.

To extend the Town's development into this large scenic green wedge of farmland, woodland, grassland and meadows would be ruinous for the Town. Many sections of the proposed site are very close to extremely busy main roads and if built upon, a valuable buffer between the A41 trunk road and a large area of Tring's residential housing would be lost for ever. The vast increase in all types of traffic that would be a consequence of development of this whole site will generate substantially more noise, all types of pollution {including pollution caused by traffic congestion} and deterioration in the quality of air and light. It makes no sense on environmental grounds to proceed with Tr01.

People do not want to live in vehicle congested neighbourhoods.

The landscape and character of this part of Tring has in many respects not changed since medieval times. The meadows exhibit the Ridge and Furrow archaeological pattern of ploughing created by the ridges and troughs used by farmers in the Middle Ages. This method was used up to the 17th Century and meadows that still possess this feature have not been ploughed since then. This ripple effect is particularly noticeable following snowfalls – see photo below. Historic characteristics and landscapes cannot be carelessly ignored in planning proposals.

The area contains a valuable neutral grassland Local Wildlife Site that must be preserved. The National Planning Policy Framework states that the conservation of wildlife heritage is an important consideration and should be given especially great weight in Areas of Outstanding Natural Beauty. The Dunsley/Cow Lane Farm site remains the only significant tract of observable green countryside close to the centre of the Town. It is surrounded by the Chilterns AONB and is sandwiched between Tring Park (one of the County's most important ecological sites) on one side and Pendley Manor on the other. These are both highly important natural habitats, and their integrity would be seriously impacted by the loss of the historic farm grasslands and hedgerows.

Proposal Tr01 states “***As part of delivering a net gain in biodiversity, investigate the existing Local Wildlife Site – Cow Lane Farm Meadows for its existing and future potential as a strategic wildlife corridor***”. To improve biodiversity by reducing habitats is a massive contradiction. The biodiversity in this part of the town is extremely valuable and must be preserved and enhanced.

The Tr01 proposal states “***Investigate potential noise, air and light pollution arising from the A41 and A4251 and identify appropriate measures as necessary***”. No mention is made of the London Road [B4635] which, in fact, has a longer border with the site than the A4251. This stretch of road is extremely busy and contains proposals for industrial/commercial use thus increasing the environmental risks. If a supermarket were to be built in the General Employment Area clearly the adverse environmental effects of store deliveries and customer and staff vehicle movements would also be a crucial factor.

A key section within the Tr01 proposal deals with “**Access, Highways and Sustainable Transport**”. It is extremely remiss that the **Off-site Local Network of Roads** comment is in respect of Berkhamsted [see below] and not Tring. One can only assume that those responsible for compiling, checking and approving the Report did not notice that those particular roads had no direct relevance to Tring or the fact that the local road network considerations were worthy of consideration and concern in the Tr01 section.

- ***Contribute towards off-site enhancements to the local road network, including but not limited to junction improvements along Chesham Road, A416/Shootersway and A4251/Berkhamsted High Street.***

In fact the access/road network issue is of paramount concern. Shown below is a possible diagrammatic road layout based upon the limited information provided in the Report:

- The access onto Cow Lane will need to be within the southern section of that lane – there is existing housing and a dangerous bend in the northern section.
- The Industrial/Commercial access road will necessarily need to be at the western end of the London Road [B4635] – represented blue on the diagram.
- The access onto the London Road [B4635] will then presumably need to be sited between the new industrial access road above and the A41/A4251 road junction (The Twist roundabout).
- On this basis, therefore, two of the three access roads will be at the south-western section of the proposed site. It is possible that a considerable amount of local traffic {including some to Tring School} would opt to travel westwards towards the Town, rather than take the longer journey eastwards - result in congestion around the Town centre.
- High volumes of traffic will travel via Cow Lane – a lane that is already wholly inadequate and hazardous. It is narrow, incorporates a bend that is unsafe and has dangerous junctions at both ends.

It is clearly not possible to forecast traffic levels or vehicle flows at this stage with any accuracy but what is apparent is that:

- The inability to locate access roads to the north-west, north and north-east of the site has a massive adverse effect on the suitability of the site on environmental grounds.
- Vehicle journeys will be unduly long and potentially unsafe because of the situation of the site and the limitations that exist regarding site access points.
- Traffic using the Cow Lane access road would also involve journeys to Tring School/Tring Station/Dunstable etc.
- Heavy traffic congestion, bottlenecks, journey delays and serious environmental issues will ensue.
- The long-discredited pattern of ribbon development alongside arterial roads causes traffic congestion with people competing to move along the same narrow corridor.

One of the much-cherished attributes of Tring is the relative lack of traffic jams and delays. If Tr01 goes ahead it will seriously harm this beneficial state of affairs for all residents of the Town, its visitors and its businesses, including its shopkeepers.

Below is an extract reproduced from the Report's "**Sustainable Transport Connectivity**":

- ***The way move around the Borough will need to change if we are going to manage the levels of growth proposed, to help reduce congestion on our local and strategic roads, improve air quality and tackle climate change.***

Yet in Tr01 there is a large-scale development proposed that adds considerably to traffic congestion, that makes car travel more necessary and damages the environment.

In the **Movement and Access** section of the Report it is stated that ***“In designing new development the proposed access arrangements must be safe for users, proportionate to the type of development proposed and can accommodate the expected number of trips the development is to generate. Additionally, schemes should demonstrate that safe and suitable access to the site can be achieved for all users”.***

Also stated is ***“The private vehicle requirements of the development should not have a significant adverse effect on the wider environment and the amenity of local residents, such as through unacceptable levels of trip generation”.***

These roadway conditions cannot be met given the inherent constraints exhibited by the Tr01 site.

People do not want to live in vehicle congested neighbourhoods.

In the **Movement and Access** section of the Report it is stated that ***“There is a strong emphasis on ensuring that safe access is provided to pedestrians and cyclists and that it creates attractive, high quality and suitable routes including appropriate surfaces and lighting. This should be met both within and outside of the development area”.***

Also stated within the Report is that, if Tr01 were to be adopted ***“provision and/or contributions [would be] made towards new/enhanced pedestrian and cycle links with Tring town and Tring station”.*** Inexplicably not considered is the need for similar strong links to Tring School and any future secondary school in the Town.

It states that development will need to take account of and/or mitigate the landscape sensitivity in respect of the Public Right of Way [PRoW]. This refers to Footpath 56 - which runs from the A4251 to Station Road. The majority of this path is an ill-defined grass trail across two fields and then for a short distance at the north between residential properties. The proposal also states that any development would need to take account of the recreational value of the PRoW.

- This pathway is now almost exclusively used for recreational purposes, not as a thoroughfare. This would change radically if Tr01 is developed.
- The section of Footpath 56 that runs through residential properties is narrow in places and is unsuitable and unsafe to accommodate the anticipated high volumes of thoroughfare pedestrians and cyclists (schoolchildren, commuters and shoppers, etc.) attracted by what might be the shortest, most direct and least motor traffic affected journey from the site.

- Within a new housing development and school, the PRoW would have several roads crossing it which could potentially present a high risk of accidents and injury.
- Excluding Footpath 56, and unless a new northerly route is capable of being established, other pedestrian and cycle journeys will suffer from the same limitations as vehicle access and would therefore be circuitous, unappealing and potentially hazardous because of the limitations of the site.
- How the **landscape sensitivity** can be preserved is difficult to imagine – the recreational pathway is currently used for its access to the countryside with its space and views, not to visit a housing estate.
- The value to the community of this pathway cannot be diminished in any way.

Part of the PRoW across Cow Lane Farm is shown below:

This path has close proximity to the Grove estate and is used extensively by a wide variety of local residents. It is predominantly dog walkers that use the path and fields, but walkers, joggers and families of all ages are also frequent visitors. Residents are able to walk or jog safely and easily to nearby fields and hedgerows without necessitating the need to drive to a suitable location.

The Department for Environment, Food and Rural Affairs recognises the health and wellbeing benefits that paths provide and the access they provide for access to the countryside. It is very difficult to see how the recreational value of the PRoW will be maintained when the fields that it traverses are built upon. Suitable alternative facilities are not available locally.

In the lockdown people are enjoying the footpath as never before and are likely to continue to do so beyond the pandemic. This safe, quiet, attractive space close to people's homes has been of invaluable benefit in all seasons and at all times by all ages and has been immensely appreciated. Changes are occurring to lifestyles such as increased home working, more leisure time, higher rates of dog ownership etc., with far more emphasis on outdoor exercise for maintaining and improving physical, mental and emotional welfare.

Facilities such as the pathway across Cow Lane Farm represent features that make Tring so appealing – destroy them and you destroy the Town.

The section **DM53** from the **Movement and Access** section of the Report deals with walking and cycling and states that ***“All development proposals will be expected to promote safe and attractive walking and cycling provision to nearby employment, essential services and community facilities”***.

Under Tr01, because of the position of the site and its access points, it is predicted that local pedestrian and cycling journeys will be lengthy, unpleasant and hazardous.

The site Tr01 should be removed from the list of potential sites in Tring for housing development over the 2020-2038 period:

- 1 The proposed site is invaluable in maintaining the overall openness of the gap between Tring and Berkhamsted. Encroachment compromises the ability of the Green Belt to meet its purpose.
- 2 The area retains an unspoilt and rural character, and its release would destroy one of the important links of the historic market town of Tring with the countryside. The character of the Town would be irreversibly damaged.
 - The site has inherent manmade topographical restrictions meaning that proper and safe vehicle, pedestrian and cyclist access to and from the site cannot properly be achieved. The adverse aspects of congestion, pollution and safety render the site unsuitable for circa 400 houses.
- 1 The development of Tr01 will deny the residents of the Town convenient pedestrian PRow access to magnificent meadows and countryside. If built upon, this beneficial effect to physical, mental and emotional welfare will be lost.

The Report shows a **Strategy** that is centred on six **Key Themes** – of which four are commented upon below:

Theme1: Building Dacorum's future with homes for everyone

What does “***homes for everyone***” mean one wonders? Without proper caveats this Theme is meaningless. Dacorum's future should not be about building more and more homes on its valuable and attractive green spaces.

Theme 3: A happier, healthier and safer Dacorum

Building hundreds of houses on the Dunsley and Cow Lane Farms will make very many residents and visitors less happy, less healthy and less safe.

Theme 4: Creating a clean, green, attractive Dacorum

Developing Tr01 will increase pollution, destroy a much-cherished green gateway to the historic market town of Tring and will irreparably damage the Town's landscape and attractiveness.

Theme 5: On-track for a better transport network

Adoption of proposal Tr01 would inflict considerable harm to the local traffic network. Channelling high levels of additional traffic along Cow Lane, the London Road and the A2451 cannot in any way be construed as “***on-track for a better transport network***”.

The farms are owned by Hertfordshire CC and it is understood that the farmers’ tenancy agreements are due to expire shortly - presumably HCC are assuming that the site is going to be approved for development. In view of the site’s current ownership, development may be viewed as being relatively straightforward for local government to deliver upon. Decisions regarding sites for development, however, must not be dictated by convenience. Sites have to be identified as being eminently suitable and the case for development of every potential location must be justified on proper planning principles, not based upon opportunism and expediency.

It is difficult to understand why this site is continually earmarked for development when over the years countless residents of the Town have consistently and vehemently objected to it on the grounds that it is wholly unsuitable, completely lacking in merit and thoroughly ill-considered.

This area is, in very many ways, of particular importance to Tring and this is a clear reason why the Tr01 proposal should be removed from the Dacorum list of potential development sites.

The objectives of the Council are, on the whole, commendable. The reality in the form of the proposal to build upon the Dunsley and Cow Lane Farms is wholly irreconcilable in countless ways with such intentions.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12693

Person ID 1269595

Full Name Mr WILL RAWLINGS

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>I do hope you take this opportunity to reconsider the amount of homes built and the damaging changes this will cause our beautiful town.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12719
Person ID	1269602
Full Name	Mr Robert Newton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Tr06 – High Street / Brook Street</p> <p>Proposals for this area are outdated, unambitious and unimaginative. A supermarket at this location is completely out of keeping with the character of Tring and would contribute to already high traffic levels on Brook Street. Instead you should be looking to retain and enhance the market square area for food / market/ entertainment purposes, it already hosts and every expanding farmers market and in pre-covid times a popular street food market. I also disagree with the relocation of the museum.</p> <p>Tr03</p> <p>The scale of proposed development here is horrifying! It appears as merely an attempt to bolt on as many houses as possible onto Tring with the only limit being the canal! I accept the need for increased housing, particularly affordable housing, but this proposal is at a scale which will completely change Tring and result in the loss of irreplaceable greenspace and the associated biodiversity. I strongly oppose any development which encroaches on or bisects Marshcroft Lane which is an ancient wildlife corridor of significant biodiversity, heritage and recreations value. If development to take</p>

place here it would seem sensible to include a required supermarket in this location rather than alter the character of Tring Town Centre with the outdated idea of a town centre supermarket.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12723

Person ID 1269604

Full Name Ms Katrina Harper-Lewis

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Whilst the policy on biodiversity is clear, the emerging plan is not explicit enough in terms of how Dacorum Council will work with developers and other stakeholders to mitigate green belt loss, increase biodiversity and meet National and Hertfordshires goals for climate change and carbon reduction.

The proposed number of houses to be built should be significantly lower than the target to reflect actual demonstrable need for housing and the high proportion of Green Belt and AONB land in Dacorum, with a primary focus on affordable starter homes.

A higher proportion of the houses should be built on brownfield land, or established through conversions, in the existing urban areas of Hemel Hempsted, Tring, Berkhamsted and Kings Langley, and away from areas located in the Green Belt (which should only be used in exceptional circumstances) and the Chilterns AONB and its setting.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

The suggested housing target is widely inflated and not inline with realistic increases in demand.

Whilst the policy on biodiversity is clear, the emerging plan is not explicit enough in terms of how Dacorum Council will work with developers and other stakeholders to mitigate green belt loss, increase biodiversity and meet National and Hertfordshires goals for climate change and carbon reduction.

1 The proposed number of houses to be built should be significantly lower than the target to reflect actual demonstrable need for housing and the high proportion of Green Belt and AONB land in Dacorum, with a primary focus on affordable starter homes.

1 A higher proportion of the houses should be built on brownfield land, or established through conversions, in the existing urban areas of Hemel Hempsted, Tring, Berkhamsted and Kings Langley, and away from areas located in the Green Belt (which should only be used in exceptional circumstances) and the Chilterns AONB and its setting

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12733

Person ID 1269608

Full Name Mr Richard Brown

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Proposals and Sites Tring comment Why building new shops when the High Street has empty shops that should be utilised first. Assumptions fro Dunsley and Brook Street are flawed for 21st Century requirements.

Yes / No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12734
Person ID	1269608
Full Name	Mr Richard Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>TR02 & TR03</p> <p>The scale of proposed development is far too excessive for a small market town. To increase the number of houses in Tring by anywhere near the proposed 55% is inconceivable. The facilities in that serve Tring, in the form of schools, doctor surgeries, transport services will not support this scale of development.</p> <p>Furthermore, the proposal to build 3000 houses on green belt land to the east of Tring near the 'Area of Outstanding Natural Beauty' will destroy too much of Tring's surrounds and countryside. It will have a negative impact upon the quality of the surrounding countryside, wildlife and environment. Ancient hedgerows and trees, including those along Marshcroft Lane, should not be destroyed.</p> <p>I am in favour of building housing, especially affordable housing for locals, but not excessive development of green belt land on this scale.</p>

The proposed housing numbers are far in excess of evidence based figures for Tring, with transport provisions are aspirational and lack substance and ambition.

Any development undertaken, including that within the town centre, needs to be sympathetic to the character of the town.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12745

Person ID 1250257

Full Name Kate Harwood

Organisation Details The Gardens Trust

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring
comment

Development in Tring

The large scale development north east of Tring will destroy Green Belt land with insufficient justification put forward contrary to NPPF Chapter 13. It will harm the setting of the Locally Listed Pendley Manor landscape: the development to the south of that will harm the setting and significance of the Registered Tring Park and the historically important Dunsley Bungalow small holding with its listed dwelling and outbuildings. The development infilling the area between the western edge of the town and the designed (and locally important) Tring Cemetery will harm the setting of this rural landscape laid out by the Rothschilds with significant buildings by William Huckvale. We consider that the huge proposed expansion of Tring will harm the current character of the town and its historic centre.

Yes / No
* **Yes**

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12752
Person ID	1250256
Full Name	Herts Gardens Trust
Organisation Details	Herts Gardens Trust
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	Development in Tring The large scale development north east of Tring will destroy Green Belt land with insufficient justification put forward contrary to NPPF Chapter 13. It will harm the setting of the Locally Listed Pendley Manor landscape: the development to the south of that will harm the setting and significance of the Registered Tring Park and the historically important Dunsley Bungalow small holding with its listed dwelling and outbuildings. The development infilling the area between the western edge of the town and the designed (and locally important) Tring Cemetery will harm the setting of this rural landscape laid out by the Rothschilds with significant buildings by William Huckvale. We consider that the huge proposed expansion of Tring will harm the current character of the town and its historic centre.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12757

Person ID	1269617
Full Name	Juliet Elliot
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS12774
Person ID	1269626
Full Name	Felicity Buckle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I am not opposed to new housing proposals in general- and see the need for new homes to be built. But I strongly contest the scale of this development, which I do not think is suitable for a town as small as Tring.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS12781

Person ID

1269628

Full Name

Steven Bragg

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

Given the 55% growth of housing supply proposed within Tring in comparison to the 9% growth in population expected in Dacorum across the plan period. Given that it is clear on the basis of allocation alone that the proportion of growth to Tring is disproportionately higher than the expected population growth, I object to the concentration of the delivery strategy in terms of the scale of development of Tring.

There is a lack of evidence to justify the release of Green Belt land for the housing need delivery strategy, represented by the proposed allocation of sites Tr02 and Tr03. Exceptional circumstances are required to justify the loss of Green Belt land for housing. The Council has failed to identify exceptional circumstances. The delivery of 1,800 houses within Tr02 and Tr03 would offer irreversible harm to the openness of the Green Belt and AONB, that which should be provided substantial weighting of harm as defined within the Framework. The collective benefits to outweigh such substantive harm has not been successfully identified by the Council so as to justify the loss and therefore the policy is not fit for purpose. I object to draft policies SP23 and SP24 on this basis.

The allocation of sites Tr02 and Tr03 would cause substantial harm to both the allocated site but also surrounding Green Belt land, destroying their openness and sense of permanence in a manner that has failed to be justified in accordance with Paragraph 136 of the Framework.

To step outside of the requirements identified within Paragraph 11 of the Framework for Plan making the Council has to provide exceptional reasons why they have to impact so negatively towards their environmental objectives. Until such a time when an assessment of the housing opportunities available within the existing settlement boundaries associated with Tring are undertaken, in conjunction with the further full assessment required to assess need for the borough, the delivery strategy remains inappropriate and as such the proposed allocation of Tr02 and Tr03 is completely unjustified.

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently

making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12796

Person ID 1269631

Full Name Neil and Lindsay Warhurst

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I strongly object to this proposed development. The increase in housing proposed is inappropriate for the area of Tring. In fact, it's far in excess of what is stated in the national guidelines regarding sustainable development. It will destroy an enormous area of green belt land, in an area of Outstanding Natural Beauty. It will irreparably damage the character of

Tring, turning it into urban sprawl. And for what? Over 2700 houses, far above what's needed for the area - a figure seemingly based on old data, and conveniently ignoring the more recent data which suggests this level of housing is simply not required. And whilst some development may be needed, in this day and age it has to be housing appropriate to how people live and work now. We are facing a climate emergency and at the very least the buildings need to aspire to be of the highest environmentally friendly, energy efficient standards. They do not. The plans are unambitious, and suggestive of developers who want to spend as little as possible, and make as much as possible. There is nowhere near enough effort to make up for the loss of Green Belt land. The transport issues to and from the train station are not addressed.

Have councils learnt nothing about unsympathetic development? It does not make for happy communities. This plan does nothing to address the character of Tring, or the people who live in it. The people of Tring deserve to be listened to, not have their community irreparably damaged by a plan that has not been thought through, and does not pay enough attention to the climate emergency. It is, quite simply, a ridiculously large development in an environment that cannot sustain it.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12833

Person ID 1269645

Full Name Ms Hazel Kay

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring comment	TR02 has access issues, as Grove Road is narrow in places, with street parking close to Grove Road primary school. There are already issues of missing footpath next to blind bend where children walk to and from school close to the (assumed) entrance. Although this land is not publicly-available, it is green space, rather than more houses, bringing more people, cars and traffic and pollution. Ideally, the land should be brought for public access and recreation.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12852
Person ID	1269650
Full Name	Mr Terence Bird
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much. appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I concur with all the above, supported by the detailed observations of CPRE of which I am a member.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12854

Person ID 1269651

Full Name Mrs C Bird

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost *forever* if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I agree wholeheartedly with the above having lived in the area for 50 years

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12894
Person ID	1269665
Full Name	Mr Martin Hicks
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

<p>Proposals and Sites Tring comment</p>	<p>Growth Area Tr01: Dunsley Farm</p> <p>Why is a supermarket proposed when there is a supermarket already directly opposite Dunsley Farm? This is unsustainable.</p> <p>This site is visible from the Ridgeway National Trail and Tring Park, possibly Aldbury Nowers and Pitstone Hill, all AONB areas, but not Ivinghoe Beacon. It will represent a significant imposition to the edge of Tring as visible from higher ground of the escarpment and as such is unsustainable in maintaining the local landscape character of Tring.</p> <p>The potential loss of a Cow Lane Farm Meadows, benefitting from HLS and therefore a waste of public money investment in this site, makes this proposal unsustainable. The loss of two functional farms is also unsustainable, as it the loss of ridge and furrow character of some of the meadows. The adjacent Dunsley Bungalow smallholding is curtilage listed and still managed as a smallholding, although the site is recognised.</p> <p>Growth Area Tr02 & Tr03: New Mill & East of Tring</p> <p>A major tract of open countryside visible from higher ground in the AONB south and north of Tring. Its loss would have a major degrading impact on the relatively rural character of Tring and in this respect is unsustainable.</p> <p>The orchard next to the Garden Centre is an environmental and potential community asset and must be retained if this site is allocated. 1400 homes need a supermarket here if anywhere, the existing proposals for another supermarket in the town centre of on Tr01 are unsustainable, as is the additional pressure this will bring to important amenity sites and nature reserves around Tring. Bulbourne cannot possibly retain its separate identify if development will be immediately adjacent to it.</p> <p>Growth Area Tr05: Miswell Lane This will need to be ecologically assessed prior to site allocation.</p>
<p>Yes / No * Yes * No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	
<p>Title</p>	<p>Tring</p>
<p>ID</p>	<p>EGS12922</p>
<p>Person ID</p>	<p>1269667</p>
<p>Full Name</p>	<p>Mr Keith Lloyd</p>

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12939
Person ID	1269678
Full Name	GARY TRENT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	No Green Belt land should be sacrificed for development.
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12948
Person ID	1145984
Full Name	mr michael hicks
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Site reference Ickneald way west of tring (LA5 land)</p> <p>When I was a Tring and Dacorum councillor I lobbied the local people for the LA5 development on the basis that it would bring with it much needed affordable housing together with employment, a new woodland cemetery and public ownership of some of the AONB land.</p> <p>Thus far we only have the expensive housing.</p> <p>To let the developer build houses on the employment land is a betrayal of the voters. Tring need employment as well as housing. Taking the employment area away breaks number 14 and 15 of the framework objectives.</p> <p>It must not become housing!</p> <p>LA5 is built right up to the AONB boundaries. During the lockdown I have undertaken a lot of walking. The new houses are now visible from the high ridge footpaths above Herts and Bucks near the Ridgeway Path.</p> <p>I now believe that any new development should have an undeveloped corridor/perimeter between it and the AONB.</p> <p>See my comments on further sites to follow.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12949
Person ID	1145984
Full Name	mr michael hicks
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Site Reference TR06 High ST/Brook ST</p> <p>Tring has a long heritage much of which has already been destroyed.</p> <p>The Tring ancestors of George Washington were married in Tring Church and lived nearby (in the area demolished for Dolphin Square?). The son emigrated to america and founded a dynasty Including the famous president. A copy of his authenticated lineage was presented to Tring by the “Daughters of the American Revolution.</p> <p>The museum is cited in the historic offices of the cattle market. The Building is small but could be expanded on in its the historic site without losing its charm.</p> <p>There is the historic connection of the Rothschilds contributing to the start of the cattle market plus the George Washington connection. These could be developed as an asset for the whole of Dacorum not just Tring. The museum site is as close we could get to the site of original Washington Household.</p> <p>The museum should be in the Historic centre of Tring. Not in an Anonymous industrial estate or a housing/ shopping estate.</p> <p>The buildings may not be pretty but the Auction at the old cattle market brings much free publicity to Tring both in this country and abroad. It brings many visitors who will frequent the local shops and it employs many people.</p>

Framework Objectives 8, 9,14 and 15 would not be met by the proposed housing etc on this site.
I believe that the auction site also has underground streams or rivers beneath it.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS12950

Person ID 1145984

Full Name mr michael hicks

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring Site Reference Miswell Lane
comment line 5 states this is close to the towns main industrial area but you are proposing that the industrial estate new extension in LA5 be reallocated to housing. There will be no increase in employment to go with the new houses if you build housing there too.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title	Tring
ID	EGS12951
Person ID	1145984
Full Name	mr michael hicks
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Site Reference Dunsley Farm</p> <p>This site is very close to the town centre and the AONB. Its is a major entrance to Tring.</p> <p>It should be developed very sympathetically to retain a rural image with rural strips or open leisure spaces softening its view from the AONB the A41 and old A41</p> <p>Consider wildlife corridors to mitigate the loss of habitat.</p> <p>Foot/cycle paths would be required particularly if a school is built.</p> <p>The footpaths in Tring Park have been reduced in many cases to muddy quagmires.</p> <p>The existing and new paths in Dunsley Farm should be of a standard to stay usable whatever the weather.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12952
Person ID	1145984
Full Name	mr michael hicks

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Site Reference East of Tring</p> <p>I have not found the annotated map for east of tring as opposed to the new mill site so will consider the two together</p> <p>The total area considered for release is much too large. If past developments are anything to go by then developers will cram in far more houses than the number listed.</p> <p>There should be employment opportunities placed in all large housing developments.</p> <p>Tring needs starter/incubator units like hemel hempstead to help small businesses start.</p> <p>The facilities at akeman st business park closed and are now housing.</p> <p>As I wrote earlier regarding the view of LA5 there should be softening of the boundaries near the AONB on all sides of the site by a green perimeter.</p> <p>There is the opportunity to put cycle paths right across this site and the creation of a linear park/footpath/cycleway in parallel with the canal,</p> <p>The area should not all be developed in this plan. Most of it should be reserved for future development.</p> <p>Much is made of cycling to the station from the town but the cycle path section gets narrower until it peters out at the dangerous bend as it crosses the canal. People have died here in cars let alone on a bike. The cycle racks at Tring station are overloaded and the car park fills up very early.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS12961
Person ID	1269680
Full Name	SUE WRIGHT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01 (Tring)</p> <p>The excessive housing development will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>The proposed development will completely destroy the unique character of the historic market. Whilst the need for affordable housing in Tring is recognised, the number of dwellings and size of developments proposed is far greater than the need based on latest estimates.</p> <p>Whilst new schools might be included in the development the immediate pressure on local schools would be immense as they are already oversubscribed. Pressure on other local services, especially GP services, would be detrimental to both current and new residents.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. This has become even more appreciated during the pandemic when more residents have come to enjoy this benefit. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12981

Person ID 1269772

Full Name AMIE MOORES

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment** am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I opposed to the development of TR03.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS12985

Person ID 1269776

Full Name	STEPHEN MACKENZIE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<ul style="list-style-type: none"> TR06 Adding another supermarket in the proposed town center location will greatly increase traffic congestion and again destroy the center's individual character. If necessary alternate site for supermarkets should be found. Further retail space in the center does not seem required give the number of empty sites at this time. Loss of the fire station, local history museum and auction house will again destroy the town centers distinctive character, continuing the constant march towards a homogeneous look, feel and experience regrettably seen in so many UK
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12986
Person ID	1269776
Full Name	STEPHEN MACKENZIE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<ul style="list-style-type: none"> TR01 Developing the land at Dunsley farm with have a further heavy impact on the character of the town removing significant areas of green space in the heart of the town. Including large industrial units is entirely inappropriate. Significant established if not ancient hedgerows would be destroyed with consequent loss of wildlife and town
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS12987
Person ID	1269776
Full Name	STEPHEN MACKENZIE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<ul style="list-style-type: none"> TR03 UKOP pipeline E77 runs through this site, which makes the sites choice for development surprising and flawed. Large areas of this land have regularly flooded over the last 15 years, there appear to be little awareness of this in the plan. The roads bounding TR03 are inadequate to service the proposed development and the proposed new north/south road through Marshcroft toad is Marshcroft lane is a small and peaceful single track lane, much used for recreation, with significant wildlife in it's ancient hedgerows. There are further established if not ancient hedgerows within TR03 that would be destroyed with consequent loss of wildlife and town character. The loss of greenbelt and SSI land is significant and unjustified when brownfield sites are available across Dacorum and within Tring. From the plan it is not clear how green belt loss would be mitigated and biodiversity increased to meet National and Hertfordshires goals for climate change and carbon reduction.
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13018
Person ID	1164731
Full Name	Deborah Turnbull
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13019
Person ID	1164731
Full Name	Deborah Turnbull
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13027
Person ID	1262542
Full Name	Mr Steven Parsons
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>My family and I are opposed to the development of proposed site Tr01</p> <p>Tring already has many established housing developments. It does not need anymore.</p> <p>We do not want live and be a part of a community which would resemble the sprawling town of Hemel Hempstead and its surrounding area</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* Yes
* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS13058

Person ID 1270013

Full Name Mr Daniel Ritchie

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Yes

**Proposals and Sites Tring
comment** The proposed developments on the Green Belt, particularly in East Tring, are not connected with services or the town and will therefore have a considerable impact on the environment, air quality and GHG emissions.

Yes / No
* Yes
* No

**Proposal & Sites Tring
Other Sites comment**

Included files	
Title	Tring
ID	EGS13062
Person ID	1270014
Full Name	Mrs Claire Johnson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS13063

Person ID 1270015

Full Name Miss Isabel Johnson

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS13064

Person ID 1270016

Full Name Mr Mark Johnson

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13067
Person ID	865165
Full Name	Mrs Rosemarie Hollinghurst
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	This is a small development which may be undertaken in the near future, and I suggest the opportunity is taken to improve the junction of Miswell Lane and Ickniel Way. Miswell Lane needs to be widened at that point.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13068
Person ID	865165
Full Name	Mrs Rosemarie Hollinghurst
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>There is no need for another supermarket. In today's post-covid-19 world there is not the demand for supermarkets. People either very seldom use them (like me) or they have their groceries delivered – one would hope from an electric delivery van. IF Tring expands to the East then the Market Square could be developed into an interesting place to visit, a leisure venue, to meet friends, and for events to be held, not a supermarket.</p> <p>If Tring is to continue as a hub for a range of services and facilities for residents and surrounding villagers then sufficient parking will need to be retained. With the best will in the world I cannot see passenger transport from the villages improving in the foreseeable future. It is difficult enough to maintain and retain passenger transport to the station.</p> <p>Tring residents are very proud of our Local History Museum which is manned by volunteers. The plan glibly says “replacement of the Local History Museum within the development”. Why, I ask? The building and its position is, in itself, part of Tring's history, being the auctioneer's office from the former Cattle market, lovingly restored by the Tring Local History and Museum Society.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13070
Person ID	1270017
Full Name	Melanie Perkins
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01.

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors. There is a climate emergency - building thousands of new homes on green belt land is an inappropriate strategy in these times.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance. Wildlife corridors, biodiversity and rewilding should be a priority - not building on green belt land.

I am also opposed to the development of Tr06 to include a supermarket - this would be hugely detrimental to the high street's independent shops and significantly undermine Tring's character as a thriving market town. Any redevelopment of this area should not permit chain stores.

Overall, I see little merit in the proposals for any of the proposed developments in Tring (Tr01, Tr02, Tr03); such an enormous increase in the size of the town will bring significant additional traffic, completely alter its market-town character and increase demand for commuter rail services to London which would significantly exceed the network's current capacity.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13071

Person ID 1270018

Full Name Robert Moores

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment I am objecting to the development TR 02 / 03 in tring

This development is completely at odds with the landscape considerations. This development will merge bulbourne and tring and be highly visible even with surrounding trees from the ridgeway and all the surrounding hills. Leaving some existing hedges will not detract from the fact that housing will extend from station road to bulborne. This building is in addition to the current building at the east end of tring. The current and new proposals effectively create dense new housing estates from pitstone to stonclinton.

There is no feasible way this development could possibly enhance local heritage assets and the separate identities of Bulbourne and Tring station area.

This will destroy the small historic market town feel of Tring. I accept that new houses are required in Dacorum. Concentrating so much in one small town can only be seen as grossly unfair on the town and its residents.

The additional traffic running through Tring town in general will increase by whatever the percentage population increase. Again this will damage the local environment and the quality of life for everyone in Tring. I could accept a % increase in line with other Dacorum and Herts towns. But this proposal puts considerably greater demands on Tring than other parts of Dacorum. Maintaining the green belt in this part of the Chilterns should be a priority. Obviously the area is in high demand from building firms. The council should be protecting the green belt in the Chilterns and represent the views of locals. Not the financial interests of building firms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13079

Person ID 1270021

Full Name Mrs Emma Bryan

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring
comment I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS13080

Person ID 1262369

Full Name	Abigail Jamison
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tring sites: TR01, TR02, TR03, TR04, TR05 and TR06</p> <p>Comments apply to all proposed development sites in Tring:</p> <p>Whilst appreciating the need for affordable, local housing the number of houses proposed for Tring is disproportionately high resulting in an unfair impact on Tring's current residents.</p> <p>The plan suggests increasing the number of houses in Tring by more than 50% - on top of the large developments already happening at the western end of the town. Increasing the size of a small town by more than 50% is unsustainable with insufficient infrastructure particularly primary healthcare provision.</p> <p>Numbers of houses are based on outdated figures, with more recent predictions more than halving the number of new homes needed in Dacorum.</p> <p>The large, proposed destruction of green belt land and surrounding countryside with it's inevitable negative impact on climate and the environment is totally unacceptable.</p> <p>I firmly believe that this proposal cannot proceed as it currently stands for Tring and should be revised in line with recent data and with consideration for the natural environment.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13108
Person ID	1270039
Full Name	MRS JENNIFER O'NEILL

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01. I have lived in Tring since 1995 and have come to cherish its "market town" character and the type of close community that breeds.</p> <p>I have read the Consultation document in full relating to the extensive building across the whole of Dacorum, and whilst I totally recognise the need for additional housing, I fear that the disproportionate amount of new builds, particularly in Tring, and the sites of these buildings, will undoubtedly permanently alter the town of Tring in a sadly negative way. I will make just a few points...</p> <ol style="list-style-type: none"> 1. For a start, it will undoubtedly destroy the beautiful landscape on the main entrance to the town from Tring Station and will have a significant negative impact post eh surrounding Chilterns Area of Outstanding Natural Beauty. My family and I are keen walkers and have explored most of the surrounding area over the last 25 plus years. What has become clear during this last 12 months of various lockdowns and restrictions, is the large increase already in both local people and people from beyond Tring, walking/picnicing/cycling/running etc, in Tring Park, along the Ridgeway Walk, at Ashridge, and other areas of natural beauty in the area. That increase is already having a tangible impact with the bridleways and public foots in the parks becoming ever wider and muddier, many impinging already into farmers' fields and ruining some of their crops, plus a significant increase in littering. What will the Council do to protect these areas after the 55% increase in homes in Tring? The countryside could be ruined if nothing is done to mitigate the potentially massive increase in visitors. 2. The train link into London from Tring is already very busy and the car park already full Monday- Friday. The impact of 55% more housing will only increase this problem, increase traffic congestion, and thereby increase pollution too, albeit noting the push towards electric vehicles over the next two decades. 3. There will be an increase on GP services across Dacorum. Already, if one does not have an "emergency" it can take several days, often a week-plus, to see one's GP. I don't know how they will cope either with the extra demand on them too. 4. Tring is policed relatively lightly at present, with a few neighbourhood PCSOs and on Police Constable; it does not have 24-hour police presence. It is likely that such a significant increase in the population will bring an increase in crime too. The Consultation does not mention what the response to this will be, and how the Community Safety Partnership will cope with the extra demand across the area. it is already commonly the highest-crime CSP in Hertfordshire on a monthly/annual basis.

5. What extra sporting facilities will be provided? The local Clubs may be over-run and the consultation document does not make it clear how there town will cope with the extra sporting demands.

These are my main fears and concerns. The essence of Tring is being totally threatened by these proposals....it's a lovely place to live at the moment; I suspect it won't be for this and future generations if these proposals become reality.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13141
Person ID	1270063
Full Name	Miss Julia Raj
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p>

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I HAVE ADDED TWO PAGES BELOW DETAILING MY OPPOSITION IN FURTHER DETAIL.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS13142

Person ID 1270063

Full Name Miss Julia Raj

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am a citizen of Tring writing to voice my concern about particular proposal of TR06 of the Dacorum Local Plan and to propose some solutions to prevent what I feel would be a great detriment to my town. The proposal in question concerns the plan to build, amongst other things, a supermarket in the Old Cattle Market Square. Careful consideration shows that this will engender several disastrous and harmful effects (which I will outline below) and also that it contravenes several of the Local Plan objectives laid out in the summary document (pp. 5-8). I have organised my comments under the relevant titles of the different objectives that will be transgressed if TR06 were to go ahead and put my proposition for solving the problems raised.</p> <p>Broader, General Comments</p> <p>I understand why this plan has been proposed. I am most troubled by the speed with which it is to be delivered. Such a huge population change of a small town (a growth of roughly 50%) in such a short space of time (18 years) is in danger of destroying the community feeling by alienating the current inhabitants through a swamping of newcomers because the growth is artificial, not natural. There is also a danger that water supplies, especially in reserves may not be enough to support the increased population in times of drought. These houses are not built to meet the demands for property specifically in Tring, nor the needs of the town, but to meet the demand for houses in the area around London. If it could happen over a longer period of time, say 50 to 100 years instead of the relatively short 18 years, it would feel like a more organic town growth. It would give time for the new population to become assimilated with the current one. I fear that this proposal may wreck a wonderful little market town by turning it into another Hemel Hempstead, Aylesbury or worse still, another Dunstable. It is also worth noting that the situation may have changed because of Brexit and the Covid pandemic. Until lockdown (both national and international) is lifted and people free to move again, it will be difficult to gage how the demand for housing will have changed, and therefore whether it is really necessary to build so many houses in such a short space of time.</p> <p>Promoting and facilitating sustainable transport and connectivity</p> <p>It was acknowledged that 'Tring does not suffer significant problems as the road network is fairly permeable'. This is also because the current road layout suitably meets the demands of the current population. The 50% increase in population that is planned shall put considerable strain on the existing structure, particularly in the town centre, as this is where most businesses are located. If the proposal TR06 were to go ahead and a supermarket were to be built, the traffic in the town centre would be even greater.</p>

The increase in traffic will lead to an increase in congestion. This is in part due to the nature of the town centre. As recognised in the proposal, Brook Street is a main congestion point. This is because the inhabitants living opposite the Silk Mill Industrial Park have no choice but to park their cars on Brook Street, narrowing an already narrow road. Being a main road leading to both the town centre and to the A41, it is unsurprisingly already quite busy, especially at peak hour. Should a supermarket be built there, the increased flow of traffic on that road would exacerbate the current situation and worsen the quality of life for those living on Brook Street and the surrounding area. The negative effect will be compounded with the introduction of large delivery lorries in the centre of town to supply the supermarket. Additionally, it is near impossible to change the current road layouts, for that would result either in destroying existing houses or to destroy part of the historic town centre. I am sure Dacorum would not want to be accused of destroying people's homes or of contravening and failing to meet one of the objectives set in the Local Plan.

The Health and Safety of the Inhabitants

Heavy traffic and pollution shall not only affect the environment, but also the physical and mental health of the town's inhabitants because of the fumes produced, the sound of traffic and the blackening of buildings, which would be even greater should the proposal go ahead. I need hardly remind you that you, as a local authority, have a duty to protect as much as possible the health of the inhabitants you have been elected to represent. There has been a rise in awareness not only of the importance mental health, but also of the role the environment and surroundings plays in this. It would be unfortunate if the council were to wilfully ignore this for the sake of an imagined profit

Another part of the proposal is potentially dangerous to safety of the inhabitants. The fire brigade is to be relocated from its ideal central location on Brook Street, which allows for quick and easy access to the whole of the town in an emergency. It would be better to keep it there. Should it remain where it is and a supermarket be built, the increase in traffic, especially of delivery trucks escalates the danger of the fire brigade being impeded in their duties when responding to an emergency.

Mitigating and adapting to climate change

If TR01 and TR06 were to go ahead, the resulting increase in traffic and congestion, means greater generation of pollution. In this day and age, it would be extremely courageous and unwise of the local council not to take this concern seriously. The impact will not only affect the natural environment, but also affect the historical buildings in the town centre. Pollution particles create layers of black dust that settle on buildings, turning them black (this is quite clear when looking at buildings in London and Cambridge). This will render the town centre ugly and dirty, which will in turn negatively affect the mental health of the inhabitants and the depreciate the value of the town centre.

Employment development and retail and other town centre uses

The proposal is unclear about the fate of the auction houses. I would like to defend them, should they be threatened with demolition without relocation within Tring. They are an important part of Tring and bring trade, people and publicity into

the town. On one occasion, they even hosted the Antiques Road Trip, thus attracting and encouraging people from all around to visit. They are a unique trading place where individuals, many of whom are not merchants by occupation, can make additional money by selling their unwanted possessions, as well as acquiring desirable items at more affordable prices. The advantage is also ecological, preventing the creation of waste through the reselling of items that might otherwise be thrown away. If it were guaranteed that the auction houses are being moved to another part of Tring, I would recommend turning that land around the Old Market into more parking spaces, which may help with the congestion in town, especially on market day.

If the population is to increase, it will become necessary to have a greater space in the town centre for certain events such as the Christmas market, which attract a large proportion of the inhabitants, not only of Tring but from the neighbouring towns and villages. The Old Market Square is useful in crowd control, as it draws people away from the crowded high street and provides a place nearby for stalls to be set up. If the town population increases, there may be an increase in stalls and the Old Market Square provides an ideal place for them to be located. It was particularly useful in 2020 not only for the normal farmers' market, but also for the Christmas fair. It allowed and allows for a greater number of stalls in line with social distancing measures, thus helping a greater number of small, local artisans and businesses with an opportunity to earn and publicise their work. The Old Cattle Market is a public space that may not be in use all year round, but proves its worth when it is.

Ensuring an attractive and valued built and historic environment

Turning to the matter of the Tring Local History Museum, which is of cultural, educational and historical significance to the town. This wonderful little museum gives a fascinating insight into the development of Tring throughout the centuries, bringing to life the past of the town and documenting it for future generations. The educational value of the museum cannot be overlooked. If anything, Dacorum should be encouraging the growth and use of the museum in local education, to give children a deeper appreciation of their town. It is also of great academic importance, being the first port of call for any historian interested in local and micro-history.

I understand that part of proposal TR06 is to build a car park for the supermarket. I must warn against building a multi-storeyed car park, if that is indeed the plan, as it will destroy part of the charm of Tring. As it stands, the Forge car park is hidden out of sight, whereas a storeyed one would be an eyesore visible from both the high street and the beautiful view from Tring Park. It will also diminish the character of the historic town centre by flooding it with traffic.

Solutions

Ideally, the proposed changes to Tring would not happen. I understand, however, that this is not possible. If it were impossible not to build on such a scale, in particular in the East of Tring, it would be preferable for this new development to have its own, well thought through and easily accessible 'mini high street'. It would be a boost and an encouragement

for local businesses and entrepreneurs, especially if the rent was reasonable. As well as creating new opportunities for businesses and employment, it may take some pressure off the current high street.

The current proposal also ignores the fact that there is already a supermarket (Tesco's), only a hundred or so yards away from the Old Market that adequately supports the current town population. I agree that with an increase in population it may be necessary to build another supermarket. What concerns me is the location. The strategic location of the current Tesco's supermarket allows inhabitants of the other side of Tring to access it by bypassing the town centre via the A41. I believe that the best solutions are either to build a new supermarket in the East of Tring to supply the new houses, or near the entry to the A41. These solutions would reduce the congestion near the town centre.

The current weekly market and farmers' market may be better placed in the Old Market Square where it used to be. It is easier for the stalls to place themselves there and for customers to visit them than it is now. Currently, the market is spread on both sides of the high street between the memorial gardens and the church. There is already a danger of traffic when visiting stalls on different sides of the road, which would only increase with the proposed developments. This would also revitalise the Old Market, using it for the purpose for which it was built.

I would like to finish with a reminder. It is not yet clear how Brexit and the Covid pandemic will affect the housing market, as few have been able to move. It would therefore be unwise and potentially damaging to build houses to meet a demand that may no longer exist. It would be far better and wiser to wait until the impact of these events is clearer before making a decision.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13149

Person ID 1270066

Full Name Dr Amanda Cole

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Given the 55% growth of housing supply proposed within Tring in comparison to the 9% growth in population expected in Dacorum across the plan period. Given that it is clear on the basis of allocation alone that the proportion of growth to Tring is disproportionately higher than the expected population growth, I object to the concentration of the delivery strategy in terms of the scale of development of Tring.</p> <p>There is a lack of evidence to justify the release of Green Belt land for the housing need delivery strategy, represented by the proposed allocation of sites Tr02 and Tr03. Exceptional circumstances are required to justify the loss of Green Belt land for housing. The Council has failed to identify exceptional circumstances. The delivery of 1,800 houses within Tr02 and Tr03 would offer irreversible harm to the openness of the Green Belt and AONB, that which should be provided substantial weighting of harm as defined within the Framework. The collective benefits to outweigh such substantive harm has not been successfully identified by the Council so as to justify the loss and therefore the policy is not fit for purpose. I object to draft policies SP23 and SP24 on this basis.</p> <p>The allocation of sites Tr02 and Tr03 would cause substantial harm to both the allocated site but also surrounding Green Belt land, destroying their openness and sense of permanence in a manner that has failed to be justified in accordance with Paragraph 136 of the Framework.</p> <p>To step outside of the requirements identified within Paragraph 11 of the Framework for Plan making the Council has to provide exceptional reasons why they have to impact so negatively towards their environmental objectives. Until such a time when an assessment of the housing opportunities available within the existing settlement boundaries associated with Tring are undertaken, in conjunction with the further full assessment required to assess need for the borough, the delivery strategy remains inappropriate and as such the proposed allocation of Tr02 and Tr03 is completely unjustified.</p> <p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p>

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
 * **Yes**
 * **No**

**Proposal & Sites Tring
 Other Sites comment**

Included files

Title Tring

ID EGS13155

Person ID 1270067

Full Name Mr Alex Pegler

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13224
Person ID	1270130
Full Name	Mrs Ruth Westley
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01 in Tring.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>Tring is relatively traffic free - unlike nearby Hertfordshire towns. This is a much appreciated aspect of the town and helps retain the character of the town. The High Street is currently a lovely place for pedestrians, which encourages use of local businesses and this would be lost forever if Tr01 is developed.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors. These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers including many dog walkers, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. I remember running cross country across these fields as a Tring School student twenty years ago.</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance during these times of climate crisis.

Finally, Tring simply does not have the amenities to deal with this number of new homes. I moved to Tring 8 months ago, and we have not yet been able to sign up to an NHS dentist. Schools and doctors are oversubscribed. How on earth will the current amenities cope with this number of new residents?

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13225
Person ID	1270132
Full Name	Mr Thomas Burrows
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p>

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13227
Person ID	1270133
Full Name	Miss Sophie O'Leary
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p>

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13234

Person ID 1258764

Full Name Mark Bullard

Organisation Details Tring Squash Club

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Proposals and Sites Tring
comment

Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	Dunsley Farm is a site that is included in the plan, but from Tring Squash Club's & Pendley Sports Club point of view this is where new sporting facilities should be sited. This is close to existing football, rugby, squash and bowls facilities. Expanding Tring's sporting capacity on this site will mean efficient use of shared facilities needed to support these sports, e.g. car parking, changing facilities and club houses.
Included files	
Title	Tring
ID	EGS13259
Person ID	1270148
Full Name	Mr Carl Blackwell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p>

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS13260

Person ID

1270148

Full Name

Mr Carl Blackwell

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title	Tring
ID	EGS13283
Person ID	1270157
Full Name	Ms Claire Laing
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Given the 55% growth of housing supply proposed within Tring in comparison to the 9% growth in population expected in Dacorum across the plan period. Given that it is clear on the basis of allocation alone that the proportion of growth to Tring is disproportionately higher than the expected population growth, I object to the concentration of the delivery strategy in terms of the scale of development of Tring.</p> <p>There is a lack of evidence to justify the release of Green Belt land for the housing need delivery strategy, represented by the proposed allocation of sites Tr02 and Tr03. Exceptional circumstances are required to justify the loss of Green Belt land for housing. The Council has failed to identify exceptional circumstances. The delivery of 1,800 houses within Tr02 and Tr03 would offer irreversible harm to the openness of the Green Belt and AONB, that which should be provided substantial weighting of harm as defined within the Framework. The collective benefits to outweigh such substantive harm has not been successfully identified by the Council so as to justify the loss and therefore the policy is not fit for purpose. I object to draft policies SP23 and SP24 on this basis.</p> <p>The allocation of sites Tr02 and Tr03 would cause substantial harm to both the allocated site but also surrounding Green Belt land, destroying their openness and sense of permanence in a manner that has failed to be justified in accordance with Paragraph 136 of the Framework.</p> <p>To step outside of the requirements identified within Paragraph 11 of the Framework for Plan making the Council has to provide exceptional reasons why they have to impact so negatively towards their environmental objectives. Until such a time when an assessment of the housing opportunities available within the existing settlement boundaries associated with Tring are undertaken, in conjunction with the further full assessment required to assess need for the borough, the delivery strategy remains inappropriate and as such the proposed allocation of Tr02 and Tr03 is completely unjustified.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13284
Person ID	1270157
Full Name	Ms Claire Laing
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site' s size and allocation strategy a capped rate of circa 14115dwellings per hectare is sought</p>

to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council 's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Given the 55% growth of housing supply proposed within Tring in comparison to the 9% growth in population expected in Dacorum across the plan period. Given that it is clear on the basis of allocation alone that the proportion of growth to Tring is disproportionately higher than the expected population growth, I object to the concentration of the delivery strategy in terms of the scale of development of Tring.

There is a lack of evidence to justify the release of Green Belt land for the housing need delivery strategy, represented by the proposed allocation of sites Tr02 and Tr03. Exceptional circumstances are required to justify the loss of Green Belt land for housing. The Council has failed to identify exceptional circumstances. The delivery of 1,800 houses within Tr02 and Tr03 would offer irreversible harm to the openness of the Green Belt and AONB, that which should be provided substantial weighting of harm as defined within the Framework. The collective benefits to outweigh such substantive harm has not been successfully identified by the Council so as to justify the loss and therefore the policy is not fit for purpose. I object to draft policies SP23 and SP24 on this basis.

The allocation of sites Tr02 and Tr03 would cause substantial harm to both the allocated site but also surrounding Green Belt land, destroying their openness and sense of permanence in a manner that has failed to be justified in accordance with Paragraph 136 of the Framework.

To step outside of the requirements identified within Paragraph 11 of the Framework for Plan making the Council has to provide exceptional reasons why they have to impact so negatively towards their environmental objectives. Until such a time when an assessment of the housing opportunities available within the existing settlement boundaries associated

with Tring are undertaken, in conjunction with the further full assessment required to assess need for the borough, the delivery strategy remains inappropriate and as such the proposed allocation of Tr02 and Tr03 is completely unjustified.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13293
Person ID	1270177
Full Name	Mr Christopher Kendall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p>

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS13294

Person ID 1270178

Full Name Mr Jake Arkell-Hardwick

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the developments listed in your proposals TR01, TR02, TR03, TR04 - in all instances the scale of the developments dwarfs the current build programs to the north of Tring at the new Roman Way Estate - the 1400 home development propose for TR03 is bigger than any single development or housing estate currently existing in Tring today. Your plans will decimate the very fabric and community that makes this an incredibly special place to live, work and raise children.</p> <p>One of the key factors that makes Tring such a close community is the single secondary school. Whilst younger children might attend any of the three primary schools, the vast majority will be united at Tring Secondary School and thus a very tight knit community between pupils, parents ' old alumnus and the wider community has been established -we are effectively " One Tring. " The introduction of a second secondary school will divide Tring immediately - you will either be a School A or School B family and thus the divisions and erosion of the community will begin. Tring does not currently suffer from localised inter school rivalries and gangs - it is a united community where the single secondary school is at its very heart.</p> <p>Tring should be treated as one of the jewels in the crown of Dacorum and Hertfordshire. It is a market town steeped in history, it has a vibrant mix of local community jobs and opportunities as well as the additional wealth and spending brought into the area from those commuting into London for work. It is established in an area of Outstanding Natural Beauty and should be subject to the protections offered by the green belt.</p> <p>You claim to be providing significant numbers of affordable houses equal to about 35% of the proposed developments. - There has been no financial qualification or example of what affordable housing means? You have stated average earnings in the area, these to be around £33k per annum. Using traditional mortgage calculations of between 3 and 5 times earning - at best, buyers will be able to borrow mortgage sums of (£33k x 5) circa £165,000 - Is the suggestion therefore that 35% of the housing will be sold in this price range? At the time of writing this response, Zoopla estimated the average house price in Tring to be £535k - This would suggest your affordable houses would be offered at around 70% below than the current average pricing? Whilst this may be an admirable and commendable ambition, I would suggest this is absolute folly. I think far greater clarity and numerical value needs to be attributed to the realistic definition of affordable housing before its built- else your proposals are just a naive give away of greenbelt land for property development and profit.</p>

Whilst I acknowledge the urgent need for increased housing supply and affordable housing, each area should shoulder this burden fairly. To increase the number of houses in Tring by 55% seems very heavy handed and far more than one small community could possibly hope to absorb whilst retaining its community and character and protecting this area of outstanding natural beauty.

Yes / No

* Yes

* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13307

Person ID 1250019

Full Name Cllr Nick Hollinghurst

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

Proposals and Sites Tring
comment 1 Dunsley Farm, Tring TR01. For employment, warehousing was mentioned. It would be better to encourage an activity which employs more people and with higher quality jobs.

Yes / No

* Yes

* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID	EGS13308
Person ID	1250019
Full Name	Cllr Nick Hollinghurst
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	Miswell Lane, TringTR05. We need to require a 2.0 – 2.5 metre strip of land to widen Miswell Lane adjacent to the site to enable a footway/cycleway to gain access to the industrial estate. This would tie in nicely with the Tring, Berkhamsted and Northchurch Urban Transport Scheme 27 designed by Herts County Council. This would enable easier 2-way flow for buses and delivery vehicles.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13313
Person ID	1270146
Full Name	Mr Chris Bryan
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	

* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS13373
Person ID	1270219
Full Name	Ms Doris Rosmann Begg
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13378

Person ID 1270224

Full Name Ms Heather Wignall

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring
comment

Given the 55% growth of housing supply proposed within Tring in comparison to the 9% growth in population expected in Dacorum across the plan period. Given that it is clear on the basis of allocation alone that the proportion of growth to Tring is disproportionately higher than the expected population growth, I object to the concentration of the delivery strategy in terms of the scale of development of Tring.

There is a lack of evidence to justify the release of Green Belt land for the housing need delivery strategy, represented by the proposed allocation of sites Tr02 and Tr03. Exceptional circumstances are required to justify the loss of Green Belt land for housing. The Council has failed to identify exceptional circumstances. The delivery of 1,800 houses within

Tr02 and Tr03 would offer irreversible harm to the openness of the Green Belt and AONB, that which should be provided substantial weighting of harm as defined within the Framework. The collective benefits to outweigh such substantive harm has not been successfully identified by the Council so as to justify the loss and therefore the policy is not fit for purpose. I object to draft policies SP23 and SP24 on this basis.

The allocation of sites Tr02 and Tr03 would cause substantial harm to both the allocated site but also surrounding Green Belt land, destroying their openness and sense of permanence in a manner that has failed to be justified in accordance with Paragraph 136 of the Framework.

To step outside of the requirements identified within Paragraph 11 of the Framework for Plan making the Council has to provide exceptional reasons why they have to impact so negatively towards their environmental objectives. Until such a time when an assessment of the housing opportunities available within the existing settlement boundaries associated with Tring are undertaken, in conjunction with the further full assessment required to assess need for the borough, the delivery strategy remains inappropriate and as such the proposed allocation of Tr02 and Tr03 is completely unjustified.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS13379

Person ID

1270224

Full Name

Ms Heather Wignall

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a

capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would

be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Given the 55% growth of housing supply proposed within Tring in comparison to the 9% growth in population expected in Dacorum across the plan period. Given that it is clear on the basis of allocation alone that the proportion of growth to Tring is disproportionately higher than the expected population growth, I object to the concentration of the delivery strategy in terms of the scale of development of Tring.

There is a lack of evidence to justify the release of Green Belt land for the housing need delivery strategy, represented by the proposed allocation of sites Tr02 and Tr03. Exceptional circumstances are required to justify the loss of Green Belt land for housing. The Council has failed to identify exceptional circumstances. The delivery of 1,800 houses within Tr02 and Tr03 would offer irreversible harm to the openness of the Green Belt and AONB, that which should be provided substantial weighting of harm as defined within the Framework. The collective benefits to outweigh such substantive harm has not been successfully identified by the Council so as to justify the loss and therefore the policy is not fit for purpose. I object to draft policies SP23 and SP24 on this basis.

The allocation of sites Tr02 and Tr03 would cause substantial harm to both the allocated site but also surrounding Green Belt land, destroying their openness and sense of permanence in a manner that has failed to be justified in accordance with Paragraph 136 of the Framework.

To step outside of the requirements identified within Paragraph 11 of the Framework for Plan making the Council has to provide exceptional reasons why they have to impact so negatively towards their environmental objectives. Until such a time when an assessment of the housing opportunities available within the existing settlement boundaries associated with Tring are undertaken, in conjunction with the further full assessment required to assess need for the borough, the delivery strategy remains inappropriate and as such the proposed allocation of Tr02 and Tr03 is completely unjustified.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13421

Person ID 1270259

Full Name MR ROWAN MCINTOSH

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13422
Person ID	1270260
Full Name	MRS SALLY SEAGRAVE
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13443
Person ID	1270264
Full Name	MRS JANE BROWN

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The proposed development in Tr02 and Tr03 is on Green Belt and encroaches on an important Area of Outstanding Natural Beauty (AONB). Development would result in the loss of long rural views and habitats.</p> <p>The 55% increase in population in Tring proposed through this development is totally out of scale with the capacity of a small town where the single high street is already gridlocked whenever a delivery is made to any local shop.</p> <p>Furthermore it is out of keeping with the historical character of Tring as a market town.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13450
Person ID	1270263
Full Name	MRS SHARON O'SULLIVAN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	Yes

* No	
Proposals and Sites Tring comment	<p>Section 23 Tring Delivery Strategy</p> <p>It is proposed to use Green Belt land at Dunsley Farm, Tring (7.4 hectares) for employment as well as housing. This site is surrounded by the AONB which would be harmed by such development. The AECOM study, which is the basis for the inclusion of this site, makes reference to the Ridgeway National Trail being on a scarp of the AONB but fails to take into account the significance of this important and sensitive section of the AONB. This National Trail passes over Ivinghoe Beacon and Pitstone Hill both of which provide extensive views from the AONB that will be spoilt by what will be seen as a blot on the landscape. This is therefore clearly a site that should never have been put forward and ought to be withdrawn, especially following the very recent change in Government policy including the statement mentioned previously "We should be clear that meeting housing need is never a reason to cause unacceptable harm to such places"</p> <p>The Dunsley Farm allocation together with the other large Tring allocations will put additional pressure on Tring station. The plan recognises that additional parking provision will need to be made but this is not seen as a problem. However, the fact that Tring Station is within the AONB seems to have been overlooked by AECOM in their assessment for Dacorum.</p> <p>The AECOM assessment carried out for Dacorum states that there is "No risk of coalescence with other settlements" a reference to a primary reason for the Green Belt which in this case means preventing Tring from merging with Berkhamsted but has direct implications for Wigginton. As Tring and Wigginton are less than 1 km apart there is a longer term risk of coalescence as the land at Dunsley Farm extends as far as the Wigginton village envelope. Should the proposed Dunsley Farm site go ahead, it would leave this remaining farmland somewhat isolated and could lead to the need for replacement agricultural buildings etc. and perhaps a replacement farmhouse.</p> <p>Furthermore Hertfordshire County Council, who own Dunsley Farm have previously promoted for housing the farmland stretching from the A41 all the way up to Wigginton. It was included in the 2008 Site Allocations as 01h23 and 01h24 but not subsequently taken forward.</p> <p>The recent change in Government policy together with the poor performance of the 3 large Tring allocations in terms of harm to the Green Belt and to a particularly sensitive part of the Chilterns AONB would make it appropriate to remove all three from the current plan. If after a more thorough site search no better alternative sites could be identified, then a more detailed assessment of these rejected sites should be included in the plan submission so that the Inspector can make the decision whether to include them or not. An Inquiry Inspector is unlikely to go against recent Government policy " We should be clear that meeting housing need is never a reason to cause unacceptable harm to such places"</p>
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	Such a question at this late stage must be an indication of a desperate need to find more appropriate sites. Following an expected shift in Government policy, it is likely that an inquiry inspector will reject one or more of the Tring sites on Green Belt and AONB grounds. Furthermore, since this Local Plan was published, the Government housing need figure

for Dacorum has increased by nearly 2000 homes in the plan period. Failure to meet housing needs is a very common reason for Local Plans to be sent back by Inquiry Inspectors.

Included files

Title Tring

ID EGS13492

Person ID 1270272

Full Name STEPH KENDALL

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes

* No

Proposals and Sites Tring comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13494

Person ID 1270273

Full Name STUART ROTHWELL

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

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The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Additionally, the latest ONS data available projects 6051 new homes in Dacorum by 2038 – 64% FEWER than this plan projects. In this plan, thousands of new homes are simply bolted onto the perimeters of our town over green belt land with inadequate thought to the pressures on water supplies, traffic needs, medical facilities, education, recreation, recycling centres and employment needs (to name but a few crucial infrastructure requirements).

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13498

Person ID 1270277

Full Name GILLIAN JERRAM

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Tring
comment

My family and I are opposed to the development of proposed site Tr01

Tring already has many established housing developments. It does not need anymore.

We do not want live and be a part of a community which would resemble the sprawling town of Hemel Hempstead and its surrounding area

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

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The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13505

Person ID 1270279

Full Name MRS ROSEMARY LEIPER

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13506
Person ID	1270281
Full Name	DAVID LEIPER
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13508
Person ID	1270283
Full Name	STUART SEAGRAVE

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13514

Person ID	1270285
Full Name	MARTIN WELLER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>

Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan. Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.
Included files	
Title	Tring
ID	EGS13523
Person ID	1270290
Full Name	Mr John Moran
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01, Tr02 and Tr03 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty, the exit towards Bulbourne, and the immediate access to countryside when accessing Marshcroft Lane. Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. The canal to the East of Tring is part of the town's unique rural charm and provides amenities to the residents which will be lost by adjacent housing. A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors. These new access points are exclusively on the east and south of Tr01, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01, 02 and 03 are developed. There is unlikely to be sufficient capacity at the station (cycles, parking, on services).

The public right of way across the farms and alongside the canal is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms and adjacent to the canal is built upon, local residents in Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13554
Person ID	1260521
Full Name	Steve Ritchie
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Yes, already explained in Question 4.</p> <p>The proposed developments on the Green Belt, particularly in East Tring, are not connected with services or the town and will therefore have a considerable impact on the environment, air quality and GHG emissions.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13583
Person ID	1270309
Full Name	Mr Michael Eyles
Organisation Details	Charisma Care
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13597

Person ID 1264643

Full Name Rich Abslom

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Proposals and Sites Tring comment The proposed north-south link road from Bulbourne to London Road via Station Road is ill-defined and cuts through a major wildlife corridor – Marshcroft Lane – and an AONB. It is therefore subject to constraints that have yet to be examined, yet it seems key to the present development plan for Tr03. No development on Tr03 should be sanctioned until this is fully resolved.

Yes / No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13598
Person ID	1264643
Full Name	Rich Abslom
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	1 The provisions for green/wildlife corridors (especially in Tr01, 02 and 03) are confused, inadequately defined and fall well short of the provision called for in the most recent Herts Environment and Sustainability guidelines (Nov 2020). In particular, the corridors are poorly linked together and do not explicitly protect the hedgerows (including Marshcroft Lane) and the surrounding countryside that are a key part of the character of the area and vital to local biodiversity. Overall, the plan for Tring falls short of NPPF para 147, and paras 99/100.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13599
Person ID	1264643

Full Name	Rich Abslom
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	1 The proposals for Tr06 (Brook St) are based on assumptions that are no longer valid given other stated goals and the growth in development elsewhere in Tring. They also miss a clear opportunity to provide distinctive and modern facilities better suited to the mid-21st century.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13606
Person ID	1270315
Full Name	Ms Gillian Eyles
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS13608

Person ID

1270318

Full Name	Mr Patrick Dale
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13612

Person ID 1270319

Full Name Ms Nicola Withers

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring
comment

There is a lack of evidence to justify the release of Green Belt land for the housing need delivery strategy, represented by the proposed allocation of sites Tr02 and Tr03. Exceptional circumstances are required to justify the loss of Green Belt land for housing. The Council has failed to identify exceptional circumstances. The delivery of 1,800 houses within Tr02 and Tr03 would offer irreversible harm to the openness of the Green Belt and AONB, that which should be provided substantial weighting of harm as defined within the Framework. The collective benefits to outweigh such substantive harm has not been successfully identified by the Council so as to justify the loss and therefore the policy is not fit for purpose. I object to draft policies SP23 and SP24 on this basis.

The allocation of sites Tr02 and Tr03 would cause substantial harm to both the allocated site but also surrounding Green Belt land, destroying their openness and sense of permanence in a manner that has failed to be justified in accordance with Paragraph 136 of the Framework.

To step outside of the requirements identified within Paragraph 11 of the Framework for Plan making the Council has to provide exceptional reasons why they have to impact so negatively towards their environmental objectives. Until such a time when an assessment of the housing opportunities available within the existing settlement boundaries associated with Tring are undertaken, in conjunction with the further full assessment required to assess need for the borough, the delivery strategy remains inappropriate and as such the proposed allocation of Tr02 and Tr03 is completely unjustified. It's on green belt land and should be protected forever.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13616

Person ID 1270321

Full Name Mr Jason McIntosh

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring
comment

I am opposed to the entire development in tring and in particular development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

The development as proposed will create an urban sprawl up to the A41 roundabout completely out of character with the town and out of proportion with the existing centre. Tring is already short of infrastructure, services and employment areas and the addition of this amount of new homes without a viable plan to address it will simply create more commuting traffic, CO2 emissions, and pollution in the local area as residents travel further to work.

I don't believe sufficient attention has been given to avoiding use of farmland and green belt in this AONB and the overall target for Dacorum has not been sufficiently challenged by the council to reflect the fact that 85% of the area is rural, 60% green belt, and 33% AONB. These protections should be further taken into account and a revised plan developed to reflect them.

The increase in urban footprint created by the proposed developments in Tring and Berkhamsted are completely inconsistent with its declared commitment to sustainable development, protecting historic character, employment strategy, infrastructure and transport sustainability, healthy communities, limiting climate change and adherence to NPPF protections for green belt.

I ask that the plan be reviewed to reflect and properly respond to all these factors and to provide a more sustainable alternative

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13617

Person ID 1270322

Full Name	Mr Adam Moores
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr03 and Tr02</p> <p>The area of proposed development is an important part of what makes Tring the way it is. I use the fields and Marshcroft Lane for walking my dog, running and cycling. Developing on this land would turn the Grove area into one large housing estate with no space for any of these activities and its link with nature.</p> <p>The proposed development would also fundamentally change Tring as a town. It would no longer be a small market town set in the country side on the edge of the Chilterns and to lose that would be tragic.</p> <p>The development would spoil both the scenery and spirit of the town and add to the noise, pollution and traffic. Tring would be unrecognisable from the town where I have lived my entire life.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13618
Person ID	1152727
Full Name	LUCY BLUNDELL

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am very opposed to the development of proposed site Tr01</p> <p>Building on the land will destroy the beautiful landscape on the main entrance to this historic market town, which is surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of this warm, community based town. Many moved to the area to raise a family away from the urban sprawl for better physical and mental health reasons. This must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>The proposed access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion. This area of the town is already very congested at peak times especially as Cowlane forms the link to the M1 for all the surrounding villages (Ivininghoe, Edelsborough, Long Marston, Pitstone, Marsworth etc).</p> <p>The A41 London Road junction continues to be a very busy intersection.</p> <p>The site is the "gateway" to the town. Aesthetically the green farming fields are characteristic of what Tring is all about - a homely, rural, family community.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>400 new homes is far too larger a development for the site. We do not have the facilities and infrastructure to support this number of new homes and new families coming into the area.</p>

These fields act as a buffer to the town, away from the noisy A41 link road, which has increased in congestion since the opening of the Arla factory at Aston Clinton.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives for open space, especially since Grove Road fields have been boarded off. These past 10 months of lockdown have really showed how valuable resource the fields of Dunsley/ Cow Lane are with a much increased use as an open space and a link to Tring Park & the Ridgeway.

PAGE 2.....(cont) Obiection to Tring Proposed Expansion

The farms are a strong wildlife link between Tring Park and Pendley Manor. The fields and meadows contain an important local wildlife site for flora and fauna which must be conserved for future generations to enjoy. The pollution from the houses, roads combined with the loss of habitat and increased noise levels (the sound will carry lots on the flat vale floor echoed by the Chiltern Hills around) will further destroy the natural environment and quality of living in the area.

A change in the ground use for these fields from grass land to impermeable hard surfaces will also have a knock-on effect to the local drainage levels and water table.

Tring reservoirs water levels have decreased year on year as the Dacorum areas as whole has become more industrialised and developed. Localised flooding has become more common.

On a small scale, the run off from the Dunsley fields into the stream towards Station Road would need to be investigated, as it regularly floods, as do various gardens on Station Road. Regular flooding after heavy rain already exists towards the station and on the road by Pendley manor. It is often so bad that the cycle and pedestrian path is unusable.

The biggest question of all is why so many houses are proposed in the plan for Tring. Historically Tring is a small market town with a local feel, where the heart of the community comes from walking everywhere, buying local and keeping local. The market on a Friday is a welcome gathering point.

The very scale of the proposed developments to increase the area by 55% will shatter the ethos and community with such a huge unnecessary influx.

Why does Dacorum require so many more houses? The COVID pandemic has only accelerated the move from office to home working environment. Further building up of houses in the already congested South East seems thoughtless. People do not need to be so close to London with modern technology. We are blessed in Dacorum to have these rich green field sites. People travel from around the country to enjoy the views from the historic Ridgeway path for example. Why spoil this unique landscape? Surely lockdown has made us appreciate the countryside all the more.

How have the number of houses been decided? We are hoping that it is not another flawed government algorithm, such as the one used to determine young people's grades last summer. Dacorum is already heavily populated with traffic congestion at an alt time high. Why are we looking to put further pressures on our infrastructure building up negative factors such as pollution and stress.

Why do we need new housing when there are many existing brown field sites or redevelopment opportunities around Dacorum and in Tring in particular? Why not redeveloped existing areas instead of stealing green belt land? The Dundale area of Tring needs modernising and would provide a good opportunity for redevelopment. Away from the Durdsley farm site, there is Grove Road Fields which would be a quieter location for an estate, nearer the town with the added advantage of taking traffic away to the North of the town using Bu!bourne Road and Icknield Way. Durdsley farm should NOT be chosen out of convenience because of the council connection.

This proposed development of so many new homes, will destroy Tring. They are just not needed.

Please reconsider- Thank you.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS13620

Person ID 864736

Full Name Mrs Susan Marshall

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I would like to object to the following proposals for development in Tring: TR01 - Dunsley Farm TR02 - New Mill TR03 - East of Tring</p> <p>The number of additional homes proposed for Tring is far in excess of those required and will have a detrimental affect on the town, local wildlife, green belt land. the towns current residents and future residents. The proposal more than doubles the number of households within Tring.</p> <p>Tring is a beautiful market town which due to its design is not suitable for such large scale development. the roads within the town are narrow and will not accommodate such a large increase in traffic generated from the proposed development.</p> <p>New housing in Tring:</p> <p>A number of housing developments have taken place in Tring recently: Building on the site of St Francis School Building on the site of Smiths Yard The demolition of a number of houses on Mortimer Hill to produce a new housing development. Demolition of the Tring Clinic on Station Road. to build a number of new homes Currently building is underway on a large development of over 200 homes on Icknield Way - Roman Park The above builds should be sufficient for a town the size of Tring with the addition of smaller infill builds over future years.</p> <p>Developments in Buckinghamshire</p> <p>Tring borders Buckinghamshire, local Bucks towns have seen and continue to see large scale development including the proposed development of the RAF Halton site and ongoing building within Aylesbury.</p> <p>With such a volume of housing development within Tring and the surrounding areas. this will have a huge impact on green belt land which in many cases borders areas of outstanding natural beauty. Once built on the enjoyment of this land will be lost to future generations.</p>

Impact on current and future residents

Negative impacts on residents health will be a side effect of the overdevelopment of Tring and surrounding areas. Road congestion, pollution, loss of green belt land will effect the quality of residents lives.

Marshcroft Lane for example is currently surrounded by beautiful countryside/fannland. If this proposed build is approved, the Lane will be surrounded by a huge housing estate and the tranquil! setting will be lost.

Governments plans

It is my understanding that the government has amended house building plans; moving away from large scale building in towns and villages in the south east? If my understanding is correct, why has Dacorum not amended their building plans to reflect current government **thinking?**

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13621
Person ID	864736
Full Name	Mrs Susan Marshall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	TR06 Brook Street Brook Street is not a suitable location for a new supermarket, the road is narrow and has significant levels of traffic. The market place is a historic Tring site and should not be considered for development.

Yes / No * Yes * No	
Proposal & Sites Tring	
Other Sites comment	
Included files	
Title	Tring
ID	EGS13622
Person ID	1270332
Full Name	Mr David Blundell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am very opposed to the development of proposed site Tr01</p> <p>Building on the land will destroy the beautiful landscape on the main entrance to this historic market town. which is surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of this warm, community based town. Many moved to the area to raise a family away from the urban sprawl for better physical and mental health reasons. This must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>The proposed access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion. This area of the town is already very congested at peak times especially</p>

as CowLane forms the link to the A41 for all the surrounding villages (Ivininghoe, Edelsborough, Long Marston, Pitstone, Marsworth etc).

The A41 London Road junction continues to be a very busy intersection.

The site is the "gateway" to the town. Aesthetically the green farming fields are characteristic of what Tring is all about - a homely, rural, family community.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

400 new homes is far too large a development for the site. We do not have the facilities and infrastructure to support this number of new homes and new families coming into the area.

These fields act as a buffer to the town, away from the noisy M1 link road, which has increased in congestion since the opening of the Arla factory at Aston Clinton.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives for open space, especially since *Grove Road fields have* been boarded off.

These past 10months of lockdown have really showed how valuable resource the fields of Dunsley/ Cow Lane are with a much increased use as an open space and a link to Tring Park & the Ridgeway.

PAGE 2.....{cont) Objection to Tring Proposed Expansion

The farms are a strong wildlife link between Tring Park and Pendley Manor. The fields and meadows contain an important local wildlife site for flora and fauna which must be conserved for future generations to enjoy. The pollution from the houses, roads combined with the loss of habitat and increased noise levels (the sound will carry lots on the flat vale floor echoed by the Chiltern Hills around) will further destroy the natural environment and quality of living in the area.

A change in the ground use for these fields from grass land to impermeable hard surfaces will also have a knock-on effect to the local drainage levels and water table.

Tring reservoirs water levels have decreased year on year as the Dacorum areas as whole has become more industrialised and developed. Localised flooding has become more common.

On a small scale, the run off from the Dunsley fields into the stream towards Station Road would need to be investigated, as it regularly floods, as do various gardens on Station Road. Regular flooding after heavy rain already exists towards the station and on the road by Pendley Manor. It is often so bad that the cycle and pedestrian path is unusable.

The biggest question of all is why so many houses are proposed in the plan for Tring. Historically Tring is a small market town with a local feel, where the heart of the community comes from walking everywhere, buying local and keeping local. The market on a Friday is a welcome gathering point.

The very scale of the proposed developments to increase the area by 55% will shatter the ethos and community with such a huge unnecessary influx.

Why does Dacorum require so many more houses? The COVID pandemic has only accelerated the move from office to home working environment. Further building up of houses in the already congested South East seems thoughtless. People do not need to be so close to London with modern technology. We are blessed in Dacorum to have these rich green field sites. People travel from around the country to enjoy the views from the historic Ridgeway path for example. Why spoil this unique landscape? Surely lockdown has made us appreciate the countryside all the more.

How have the number of houses been decided? We are hoping that it is not another flawed government algorithm, such as the one used to determine young people's grades last summer. Dacorum is already heavily populated with traffic congestion at an all time high. Why are we looking to put further pressures on our infrastructure building up negative factors such as pollution and stress.

Why do we need new housing when there are many existing brown field sites or redevelopment opportunities around Dacorum and in Tring in particular? Why not redeveloped existing areas instead of stealing green belt land? The Dundale area of Tring needs modernising and would provide a good opportunity for redevelopment. Away from the Durdsley farm site, there is Grove Road Fields which would be a quieter location for an estate, nearer the town with the added advantage of taking traffic away to the North of the town using Bulbourne Road and Icknield Way. Durdsley farm should NOT be chosen out of convenience because of the council connection.

This proposed development of so many new homes, will destroy Tring.

They are just not needed.

Please reconsider-Thank you.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13627
Person ID	1145871
Full Name	Mr Gareth Morris
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the</p>

Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS13633

Person ID

1262804

Full Name

Veronica Murray

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Tring does not have the infrastructure to support this development - schools, doctors, dentists, shops, churches, access to green space etc. If all these amenities, are intended to be contained within the development, why does it need to be built in Tring and turn this market town into an urban sprawl? Why not build a self contained 'garden city' on brownfield or non green belt land?

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13640
Person ID	1270343
Full Name	KEITH DELDERFIELD
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available outside of Tring.</p> <p>With regard specific comments in relation to sites Tr01,Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13694
Person ID	1270357
Full Name	Miss Catriona Scott
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I am strongly against the development of proposed site Tr01.

I believe it will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. In addition to this, irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors. Anyone living local to the area will already recognise just how busy and congested Cow Lane can become, and the suggestion of vehicular access here will only worsen this current problem further. These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed. The fields also act as a natural buffer to the sound and air pollution produced by the traffic on the A41. Developing site Tr01 would mean there would be absolutely no separation between Tring town and the busy dual carriageway.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives.

Having lived in Tring for my whole life, I can't tell you how many times I have enjoyed the fields at Tr01. Particularly in lockdown, it was great to have somewhere so accessible and so beautiful just a short walk away from my house. I am not alone in this, so many people love these fields and have such a huge appreciation for the open green space they offer. To take away this and various other sites across Tring would mean people have to travel further afield for their exercise, this is not only extremely discouraging, but will also have further negative environmental impact.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance. It's not just about saving a beautiful view that I have grown up loving, it is about saving a beautiful area of huge importance to many people. The sheer mass of proposed construction is disruptive beyond repair, and I strongly believe it should not go ahead.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13695

Person ID 1270358

Full Name	Mrs Helen Dale
Organisation Details	Springwell Veterinary Surgery
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS13714
Person ID	1263002
Full Name	Rhona Denness
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p><i>Character of Tring/Local distinctiveness</i></p> <p>An overarching strategy for development in Dacorum is that developments are distinctive to the local settlement. This aim is not carried through into the actual plans, in particular for Tring which is earmarked for massive expansion and loss of important green spaces.</p> <p>Tring is often described as a 'town that thinks it's a village'. It is a historic market town sited in the middle of important AONB's, SSSI's and Green Belt land. The plans for building in Tring are not compatible with maintaining and enhancing the character of the town. They would destroy the natural landscape in different parts of the town, including Green Belt and land surrounded by the Chilterns AONB.</p> <p>The areas of Tr01, Tr02, Tr03 p are of important value for human recreation and wellbeing as well as important sites for wildlife and biodiversity. Particularly in the current Climate Emergency, and global threats to wildlife these important areas should be preserved for current and future generations.</p> <p>Building a major road junction on Cow Lane and two new major road junctions on the London Road in Tring will cause serious environmental harm to wildlife and humans through pollution, noise, and congestion. Potentially building a road across an important wildlife corridor (Marshcroft Lane) will undoubtedly cause destruction of wildlife habitats and biodiversity.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS13716
Person ID	1263002
Full Name	Rhona Denness
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Similarly, Tring is a rural market town and not a suitable place for an industrial area, as planned for TR01. As above, warehousing and industrial sites are to be found very locally on the A41 and this should be part of the Duty to Cooperate discussions with Bedfordshire and Hertfordshire.</p> <p>The idea that existing residents and visitors to Tring would gain greater benefit from larger and larger developments are not justified in the plan or any supporting evidence. I strongly disagree with this proposition.</p> <p>The plan could and should recognise what makes Tring distinctive. The plan should be as proactive in improving our surroundings as it is in adding new houses.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13721
Person ID	1270362
Full Name	Mrs Margaret Hunt
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>Where are the jobs going to be for the people moving here?</p> <p>It will destroy the appeal of Tring, the Chilterns and this Area of Outstanding Natural Beauty forever.</p> <p>How and where can the already stretched infrastructure, which is needed for all these extra people be put?</p> <p>Farm land should be used for producing food and supporting natural habitats.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13722
Person ID	1270363
Full Name	Mrs Michaela Cuozzo-Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed sites Tr01, Tr02 and Tr03 and volume of housing proposed.</p> <p>These sites will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p>

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if these sites are developed.

The public right of way across sites Tr01 and Tr03 are currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

These sites will put enormous strain on local infrastructure that is already at capacity. Doctor's surgeries and schools are overloaded and the facilities proposed for these sites do not meet the additional capacity that will be introduced to the town. The site will add congestion to an already congested parts of Tring. Local amenities are minimal for to the support this level of development, the high street is already over crowded with traffic.

The proposals do not go far enough to support the climate crisis that is currently ongoing. Developments of these sizes should be setting the standard for sustainable housing. Fewer dwellings with greater green and recreational space will serve greater progress towards the governments climate goals. There should be onerous put on the construction of the dwellings in terms of sustainable design - electric boilers, car charging port, electric bus routes, solar energy, low carbon materials to name a few. There is no mention of these already established practices in the proposals.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS13728

Person ID

223941

Full Name	Mrs Cathy Davidson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site ' s size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council ' s own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13729
Person ID	223941
Full Name	Mrs Cathy Davidson

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13746
Person ID	1270368
Full Name	Mr Charlie Laing
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly

in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that bby way of comparison, and in assessment of the Council' s own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13773
Person ID	1270377
Full Name	Mr John Hinchliff
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13774
Person ID	1270378
Full Name	Mrs Rebecca Rothwell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Additionally, the latest ONS data available projects 6051 new homes in Dacorum by 2038 – 64% FEWER than this plan projects. In this plan, thousands of new homes are simply bolted onto the perimeters of our town over green belt land with inadequate thought to the pressures on water supplies, traffic needs, medical facilities, education, recreation, recycling centres and employment needs (to name but a few crucial infrastructure requirements).

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS13775

Person ID

1270379

Full Name

Mr Thomas Bryan

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

Yes

* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS13776
Person ID	1260555
Full Name	Sharon Laughlin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. It would completely change the face of the town which is unacceptable. If we wanted to live in a larger town like Hemel we would have moved there.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Trings residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS13786

Person ID

Full Name

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01.

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty. This as a time when every effort needs to be made to conserve green areas to fight climate change and reduce our carbon footprint.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. This includes the removal of unique features such as the Auction Rooms and Zoological Museum.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors. These extra roads and increase on population will also add strain to the surrounding roads, which are already overwhelmed by through traffic, which is destroying the rural environment in surrounding viallages.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Finally, there is no clear statement on provision of health and emergency services, amenties, such as shops and fuel.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS13800

Person ID 1270384

Full Name	Mr Tim Raidl
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors. Cow Lane is already used as a rat run and the junctions at both ends are very dangerous, adding more traffic to this will make things even worse.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>You are planning for us to lose our lovely farm shop and the local brewery, both of which are well established and bring in business from outside the area.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I work for the local Radio Station and all our listeners have expressed their concern, a development of this size will ruin our town and cause huge congestion on the local high street, which is very narrow and cannot be widened.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13805

Person ID 1163978

Full Name John Wignall

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring
comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly

in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site 's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would

be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council 's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13878
Person ID	1270388

Full Name	Mr & Mrs David & Emma Robertson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13879

Person ID 1270388

Full Name Mr & Mrs David & Emma Robertson

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring comment Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.
Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title	Tring
ID	EGS13908
Person ID	1270390
Full Name	Ms Susan Hicks
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

As well as all of the above and its impact on the Green Belt around Tring this overprovision of housing with too few local jobs will produce an increase in commuting.

There is little address to the water and waste supplies of the town produced by this increase in new housing and thus will cause further damage to the chalk streams. all impacting on the areas of natural beauty around our town.

There needs to be a rethink about planning strategies post Covid pandemic as new opportunities may be available for conversion of commercial spaces to residential use, producing less impact by using already developed sites.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS13909

Person ID 1270391

Full Name Mr Adrian Marks

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

<p>Yes / No * Yes * No</p>	
<p>Proposals and Sites Tring comment</p>	<p>I am opposed to the development of proposed site Tr01</p> <p>My family have farmed at Dunsley Farm since the 1960's and we would like to continue farming here for future generations. This would not be possible if the proposed development were to go ahead.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
<p>Yes / No * Yes</p>	

* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS13925
Person ID	1270392
Full Name	Ms Anna Skingley
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p>

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14000
Person ID	1270420
Full Name	SHANE O'NEIL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01. I have lived in Tring since 1995 and have come to cherish its "market town" character and the type of close community that breeds.</p> <p>I have read the Consultation document in full relating to the extensive building across the whole of Dacorum, and whilst I totally recognise the need for additional housing, I fear that the disproportionate amount of new builds, particularly in</p>

Tring, and the sites of these buildings, will undoubtedly permanently alter the town of Tring in a sadly negative way. I will make just a few points...

- 1 For a start, it will undoubtedly destroy the beautiful landscape on the main entrance to the town from Tring Station and will have a significant negative impact post eh surrounding Chilterns Area of Outstanding Natural Beauty. My family and I are keen walkers and have explored most of the surrounding area over the last 25 plus years. What has become clear during this last 12 months of various lockdowns and restrictions, is the large increase already in both local people and people from beyond Tring, walking/picnicing/cycling/running etc, in Tring Park, along the Ridgeway Walk, at Ashridge, and other areas of natural beauty in the area. That increase is already having a tangible impact with the bridleways and public foots in the parks becoming ever wider and muddier, many impinging already into farmers' fields and ruining some of their crops, plus a significant increase in What will the Council do to protect these areas after the 55% increase in homes in Tring? The countryside could be ruined if nothing is done to mitigate the potentially massive increase in visitors.
- 1 The train link into London from Tring is already very busy and the car park already full Monday- The impact of 55% more housing will only increase this problem, increase traffic congestion, and thereby increase pollution too, albeit noting the push towards electric vehicles over the next two decades.
- 1 There will be an increase on GP services across Dacorum. Already, if one does not have an "emergency" it can take several days, often a week-plus, to see one's GP. I don't know how they will cope either with the extra demand on them
- 1 Tring is policed relatively lightly at present, with a few neighbourhood PCSOs and on Police Constable; it does not have 24-hour police presence. It is likely that such a significant increase in the population will bring an increase in crime too. The Consultation does not mention what the response to this will be, and how the Community Safety Partnership will cope with the extra demand across the it is already commonly the highest-crime CSP in Hertfordshire on a monthly/annual basis.
- 1 What extra sporting facilities will be provided? The local Clubs may be over-run and the consultation document does not make it clear how there town will cope with the extra sporting demands.

These are my main fears and concerns. The essence of Tring is being totally threatened by these proposals....it's a lovely place to live at the moment; I suspect it won't be for this and future generations if these proposals become reality.

Yes / No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14001
Person ID	1270422
Full Name	POULTON ANNE-MARIE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14013

Person ID 1146072

Full Name Helen Cole

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I am a resident of Tring and strongly object to the proposal to build 2731 new homes here. This will add around 50% to the existing number of homes, which is an excessive increase. Building on this scale will dramatically change the character of our small friendly market town, It will also turn the town into a more longitudinal development. This means that people living in the new homes will be too far from the centre of town to walk there, and will inevitably lead to increased car use

and congestion in the town. car parking in town will be an issue. Houses for older people are proposed, but older people have limited mobility and need to be very close to the town centre in order to remain independent, I therefore fail to see how the proposed location supports the needs of the older community.

There does not seem to be an allowance in the figures for social housing, and yet a large amount of the land to be used is council owned. Many people are unable to buy their own homes, or rent without support. I would like to see a large proportion of social housing rather than so called 'affordable housing' which in this area at 80% of market rate is still unaffordable for many.

Since Brexit we have become much more reliant on growing our own food, and we are encourage to buy British. I therefore think that the proposal to develop the Dunsley Farm site is wrong. We have just two council owned farms in Tring, despite it being a rural town, and to lose one of them would be a great loss to the town, going a long way towards changing it's character from rural market town to suburban commuter town. The site already provides employment and amenity to the town providing a location for Tring Brewery, and a successful farm shop and gym.

The longitudinal nature of the proposed development in Tring will result in loss of amenity for all the residents who like to access the countryside for exercise. During the pandemic many more people have explored the area on foot and by bike, and a large proportion can access beautiful countryside in minutes via Marshcroft Lane. The new housing will turn this beautiful countryside into an urban area. The inevitable consequence is that instead of walking or cycling to the countryside from home, people will get in their cars and drive further afield, resulting in increased traffic, congestion and air pollution.

On the map there are shown two possible additional schools. Tring currently has one infants, one junior and two primary schools and one secondary school. It is not clear how these possible new schools will support the additional families and what numbers of children they will cater for. I am also unclear on any plans to expand the provision of rail services, transport to and parking at the station, or doctors surgeries. Development of additional space for retail to the detriment of Dunsley Farm and the market square and museum seems odd given that we already have many empty retail premises on the High Street and the trend is more towards shopping online (which is acknowledged in the supporting documents).

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title	Tring
ID	EGS14039
Person ID	1270471
Full Name	PHILIP HICKS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01 - Dunsley Farm</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

I came to Tring 36 years ago because it was a quiet Market Town surrounded by green belt and green open space areas. The approaches from the West and the East to Tring on what were the old A41 gave a feeling of green open space and made Tring special. The western end between Aylesbury Road and Icknield way has already been lost to a large modern housing estate development and further development as proposed by Tr01 - Dunsley Farm would spoil the eastern approach as well, and would be totally unacceptable.

The urban sprawl of Tring Town is eroding the division between Tring / Berkhamsted and Tring / Aston Clinton, with development on what used to be the old A41 from London is gradually becoming continuous in nature and over time is turning Tring into a suburb of London.

The current infrastructure is inadequate and generated traffic movements will cause Tring centre to become even more congested. The route through the Town Centre is narrow and alternatives other than the main A41 are unsatisfactory to bypass Tring. Continuous congestion in the Town Centre is a serious health hazard in terms of air quality, noise and general risks for pedestrians. Tring Station car parking and Station Road are already overloaded and increased development will make things impossible.

I believe that post pandemic there may be opportunities to development many disused and industrial sites, which would be far better than completely suffocating and spoiling Tring.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID	EGS14042
Person ID	1207838
Full Name	Ms Alison Hunt
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am very opposed to the location and size of the Tr01 development.</p> <p>Tring is unlike the surrounding towns with its Rothschild heritage, historic buildings, narrow streets and surrounding parklands and farmland. The Council has a responsibility to respect this because once it has been ruined by development and ugly modern buildings, there is no going back.</p> <p>There is a reason why the AONB and Green Belt are there, to preserve space for trees, crops, drainage, recreation, well being, education, nature, wildlife and to provide a natural break between towns and residential areas. Living in constant noise from traffic, rail and by-passes is unhealthy and does irreparable harm to the countryside, people's lives and wild life.</p> <p>The education and medical services to the town can hardly cope with the increasing numbers to date and we still have 600-800 people yet to move in to LA5 plus the Convent site. By growing Tring indiscriminently on both sides, Tring will become yet another spoilt, decentralised sprawling town.</p> <p>Only the roundabouts separate Tring from Aston Clinton, so how long before the other end of Tring becomes part of Northchurch and Berkhamsted. The Chilterns will lose its identity and small towns will lose their appeal.</p> <p>The High Street and surrounding roads of Tring are not capable of taking even more traffic than that which is already proposed by the current developments. The artery roads going in to and out of Tring such as Brook Street and Cow Lane are narrow, crammed with residential parking and dangerous at times to exit. Tring is a medieval market town - it is not designed for growth!</p>

Councils have a difficult job to do but it would be really refreshing to see evidence that Tring's residents views are listened to and that the Council will stand up to the Government over the size and location of this development.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14083

Person ID 864905

Full Name Mrs Vicky Butterworth

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

Supermarket: I am very concerned about the proposal to build a supermarket on Tr06. This will fundamentally change the very heart of Tring which, to date, has managed to retain its local, individual shops and a beautiful market town feel. The old forge car park already operates at full

capacity and the lack of parking in the centre of Tring is a significant problem. Unless the supermarket is sub-scale and therefore of limited benefit, building a supermarket on this site is likely to reduce parking capacity in the centre and therefore materially add to the parking issue – either in absolute terms but certainly in relative terms given a supermarket located in the centre will inevitably attract vehicles into the centre. Specifically, the supermarket will also bring a huge amount of additional traffic to the centre which I believe is unsustainable given the narrow, cobbled two-way road running

through the centre which already gets significantly congested at peak times. Surely it would make far more sense for a supermarket to be sited on the edge of the town.

No plan to involve the canal in the development: Part of the development would back on to the canal, but there is no plan to turn the area by the canal into a feature which residents can enjoy (a nature area, cycle paths etc.). This is a massive missed opportunity.

No provision has been made to preserve the 'look and feel' of Tring and its special character: With regards Tr03 and Tr06, it appears there is no provision to preserve the aesthetic appeal of Tring's centre and Marshcroft Lane. We are so proud of Tring and recognise it is such a special place which attracts many visitors, not least because of Tring Park, the Natural History Museum, proximity to the canal and the Chiltern Hills and Tring School of Performing Arts.

Crucially, I would also challenge whether an additional 17k homes in Dacorum is still a relevant objective and is consistent with the government's levelling-up agenda across the UK.

In the event that significant development does occur, I wish to see significantly more detail regarding the realisation of the obligations from the UK Government that all new English developments will be required to demonstrate a 10% increase in biodiversity on or near development sites. There is scant detail in the proposals currently. One opportunity for this may be for the developers to support the work of the Wendover Arm Trust as it restores part of our local canal and accordingly has potential to significantly support local biodiversity.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14084

Person ID 864905

Full Name Mrs Vicky Butterworth

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I also wish to make the following specific comments with reference to Tr01:</p> <p>These proposals, if realised, will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>This proposal will make the main entry point to Tring an eyesore. The proposed industrial frontage on TR01 will create a very unattractive and unappealing entry point to Tring, totally out of kilter with the beautiful cobbled high street, individual shops and the Rothschild houses and buildings that line the high street and the entrance to Tring. There is no need for industrial units / light industry in such a visible location. Provision could be made for this elsewhere, if at all.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>he public right of way across the farms is currently of enormous recreational benefit to numerous walkers (including many dog walkers), joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

Finally, I should add that I also fully endorse and support the objections raised by both Tring in Transition and Tring Parish Council.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14086

Person ID 864903

Full Name Mr Andy Butterworth

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring comment Supermarket: I am very concerned about the proposal to build a supermarket on Tr06. This will fundamentally change the very heart of Tring which, to date, has managed to retain its local, individual shops and a beautiful market town feel. The old forge car park already operates at full

capacity and the lack of parking in the centre of Tring is a significant problem. Unless the supermarket is sub-scale and therefore of limited benefit, building a supermarket on this site is likely to reduce parking capacity in the centre and therefore materially add to the parking issue – either in absolute terms but certainly in relative terms given a supermarket located in the centre will inevitably attract vehicles into the centre. Specifically, the supermarket will also bring a huge

amount of additional traffic to the centre which I believe is unsustainable given the narrow, cobbled two-way road running through the centre which already gets significantly congested at peak times. Surely it would make far more sense for a supermarket to be sited on the edge of the town.

No plan to involve the canal in the development: Part of the development would back on to the canal, but there is no plan to turn the area by the canal into a feature which residents can enjoy (a nature area, cycle paths etc.). This is a massive missed opportunity.

No provision has been made to preserve the 'look and feel' of Tring and its special character: With regards Tr03 and Tr06, it appears there is no provision to preserve the aesthetic appeal of Tring's centre and Marshcroft Lane. We are so proud of Tring and recognise it is such a special place which attracts many visitors, not least because of Tring Park, the Natural History Museum, proximity to the canal and the Chiltern Hills and Tring School of Performing Arts.

Crucially, I would also challenge whether an additional 17k homes in Dacorum is still a relevant objective and is consistent with the government's levelling-up agenda across the UK.

In the event that significant development does occur, I wish to see significantly more detail regarding the realisation of the obligations from the UK Government that all new English developments will be required to demonstrate a 10% increase in biodiversity on or near development sites. There is scant detail in the proposals currently. One opportunity for this may be for the developers to support the work of the Wendover Arm Trust as it restores part of our local canal and accordingly has potential to significantly support local biodiversity.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14087

Person ID 864903

Full Name Mr Andy Butterworth

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I also wish to make the following specific comments with reference to Tr01:</p> <p>These proposals, if realised, will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>This proposal will make the main entry point to Tring an eyesore. The proposed industrial frontage on TR01 will create a very unattractive and unappealing entry point to Tring, totally out of kilter with the beautiful cobbled high street, individual shops and the Rothschild houses and buildings that line the high street and the entrance to Tring. There is no need for industrial units / light industry in such a visible location. Provision could be made for this elsewhere, if at all.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers (including many dog walkers), joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Finally, I should add that I also fully endorse and support the objections raised by both Tring in Transition and Tring Parish Council.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14088

Person ID 1270480

Full Name WESTLEY MARK

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

**Proposals and Sites Tring
comment**

am opposed to the development of proposed site Tr01 in Tring.

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free unlike other nearby towns in Hertfordshire - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives.

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14100

Person ID 1264923

Full Name Ken Douglas

Organisation Details Secretary
TRING IN TRANSITION

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	<p>A distinctive vision for future Tring development</p> <p>The concept of planning developments that are truly distinctive is welcome – but it is not clear how this will be defined and agreed for Tring, which is arguably the most distinctive settlement in Dacorum in terms of natural setting, social and economic history.</p> <p>In the absence of a working definition, Tring in Transition has created an initial description of what makes Tring distinctive to help shape what we would expect to see in the final version of the Plan. These highlight our unique heritage and location, including:</p> <ul style="list-style-type: none"> • A Rothschild legacy of forward-thinking development, respect for the environment, bold and challenging designs and solutions. • A strong heritage of local renewable energy with significant wind and waterpower. • A location surrounded by more than 50% of Dacorum’s SSSIs, extensive AONBs, as well as extensive hedgerows and other wild places. • A service-oriented, agricultural, market legacy and a traditional destination location to visit, meet, relax and socialise. <p>From these we have also developed four distinct ‘visions’ for improving the standard of developments in Tring. Each addresses one or more of the deficiencies in the Plan and builds on Tring’s distinctive features. All of them are based on schemes already seen elsewhere and so are easy to adopt:</p> <p>To help proactively address loss of Green Belt and meet NPPF guidelines to mitigate the same:</p> <ul style="list-style-type: none"> • Restrict new development to within existing field boundaries. • Fully maintain existing hedgerows • Develop clusters of housing with unique personalities, drawing on local influences <p><i>Figure shows field layout – taken from Tring wildlife survey</i></p> <p>To address the need for growth and enhance existing town centre and to correct out-dated assumptions apparently carried over from previous planning exercises:</p> <ul style="list-style-type: none"> • Drop 1990s’ concepts of extra retail space and central supermarkets in the town centre; also drop proposals for warehousing and large industrial units on Dunsley Farm and build smaller more flexible workspaces that reflect rapidly growing local/home working patterns

- For Tr06/ Brook St: prioritise schemes fronting the High Street, encourage experiential, social, entertainment and more ‘destination’ spaces rather than retail etc

To address pressures on local green spaces, SSSIs, biodiversity and Green Belt loss:

- Implement explicit mitigation, with joined-up wildlife corridors through and around all new developments
- Explicitly plan to link all SSSIs via wildlife/green corridors

4. ‘Sustainable Energy Use’

To address county and national carbon targets and to reinvent Tring’s legacy of renewable energy use:

- All new developments built to highest possible standards of carbon neutral build and energy efficient operation.
- Mandate high renewable energy targets, inclusion of solar systems in new homes etc. (regardless of any developer pushback).

The Local Plan has an opportunity to itself be an exemplar of Borough development with more willingness to adopt explicit standards for high-standard 21st-century dwellings, and to proactively ‘build’ better wildlife and social access to our stunning local and very valuable countryside. We strongly recommend that the Council steps up to the challenge.

The proposed sites earmarked for development appear to have been assigned based on land ownership rather than practical considerations about access, infrastructure, the environmental quality of the land, and other relevant and important considerations. This has resulted in inappropriate assumptions being made about the development of Tr03 and Tr02 (in particular), Tr01, and also their relative priority for development.

In terms of ease of access, low additional infrastructure requirements (including water and waste- water), integration with the neighbouring villages and economy in Buckinghamshire, and the development of existing commercial space around Bulbourne Garden Centre - we would suggest a different scheme. There is a case to be made that the areas enclosed in red, see diagram below, along Bulbourne Road (encompassing part of Tr02 and part of Tr03) should be considered jointly and also as a candidate for prioritisation of development.

In addition to the areas/sites defined for potential development (Tr01-Tr06), we would also like to propose that additional areas/sites are defined for proactive improvement of other land (green, public, open and wildlife spaces). This would help provide focus to meet the various (currently unmet) requirements relating the environment and biodiversity, and also to be compliant with the need to explicitly improve those Green Belt areas not developed on.

A general comment on this entire section of the Local Plan is that many of the underlying assumptions are clearly out of date (e.g., retail, employment and social need assumptions). However, the most significant deviation from the Local Plan’s own overarching aim is the total absence of ‘local distinctiveness’. Except for some site-specific context there is nothing that differentiates any of these from any other site proposals elsewhere in the Borough. We regard this as both a major flaw in the plan and a missed opportunity.

In the absence of a working definition, Tring in Transition has created an initial description of what makes Tring distinctive to help shape what we would expect to see in the final version of the Plan. These highlight our unique heritage and location, including:

- A Rothschild legacy of forward-thinking development, respect for the environment, bold and challenging designs and solutions
- A strong heritage of local renewable energy with significant wind and waterpower
- A location surrounded by more than 50% of Dacorum's SSSIs, extensive AONBs, as well as extensive hedgerows and other wild places
- A service-oriented, agricultural, market legacy and a traditional destination location to visit, meet, relax and socialise

From these we have also developed four distinct 'visions' for improving the standard of developments in Tring. Each addresses one or more of the deficiencies in the Plan and builds on the distinctive features noted above. All of them are based on schemes already seen elsewhere and so are easy to adopt:

To help proactively address loss of Green Belt and meet NPPF guidelines to mitigate the same:

- Restrict new development to within existing field boundaries
- Fully maintain existing hedgerows
- Develop clusters of housing with unique personalities drawing on local influences

2. '21st-century Market Town'

To address the need for growth and enhance existing town centre and to correct out-dated assumptions apparently carried over from previous planning exercises:

- Drop 1990s' concepts of extra retail space and central supermarkets in the town centre; also drop proposals for warehousing and large industrial units on Dunsley Farm and build smaller more flexible workspaces that reflect rapidly growing local/home working patterns
- For Tr06/ Brook St: prioritise schemes fronting the High Street, encourage experiential, social, entertainment and more 'destination' spaces rather than retail etc

To address pressures on local green spaces, SSSIs, biodiversity and Green Belt loss:

- Implement explicit mitigation, with joined-up wildlife corridors through and around all new developments
- Explicitly plan to link all SSSIs via wildlife/green corridors.

To address county and national carbon targets and to reinvent Tring's legacy of renewable energy use:

- All new developments built to highest possible standards of carbon neutral build and energy efficient operation.
- Mandate high renewable energy targets, inclusion of solar systems in new homes etc. (regardless of any developer pushback).

Included files

Title	Tring
ID	EGS14120
Person ID	1270502
Full Name	LUCY BONSER

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	TR5 As a resident I believe that TR5 will create additional traffic that will have an increased negative environmental impact for existing residents. An additional 24 houses at an average of 1.2 cars per household means an extra 30 cars using a narrow road that is already congested. Existing residents living on Miswell Lane in the section between the proposed TR5 and and Icknield Way currently suffer from cars mounting the pavement multiple times a day to make way for lorries and the bus. The road has suffered considerable damage and the vehicle activity endangers pedestrians, damages properties and pollutes gardens. The new development will make this significantly worse.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14122
Person ID	1270502
Full Name	LUCY BONSER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	<p>1 The proposed north–south link road from Bulbourne to London Road via Station Road is ill-defined and cuts through a major wildlife corridor – Marshcroft Lane – and an AONB. It is therefore subject to constraints that have yet to be examined, yet it seems key to the present development plan for Tr03. No development on Tr03 should be sanctioned until this is fully resolved.</p> <p>1 The provisions for green/wildlife corridors (especially in Tr01, 02 and 03) are confused, inadequately defined and fall well short of the provision called for in the most recent Herts Environment and Sustainability guidelines (Nov 2020). In particular, the corridors are poorly linked together and do not explicitly protect the hedgerows (including Marshcroft Lane) and the surrounding countryside that are a key part of the character of the area and vital to local biodiversity. Overall, the plan for Tring falls short of NPPF para 147, and paras 99/100.</p> <p>The provisions for green/wildlife corridors (especially in Tr01, 02 and 03) are confused, inadequately defined and fall well short of the provision called for in the most recent Herts Environment and Sustainability guidelines (Nov 2020). In particular, the corridors are poorly linked together and do not explicitly protect the hedgerows (including Marshcroft Lane) and the surrounding countryside that are a key part of the character of the area and vital to local biodiversity. Overall, the plan for Tring falls short of NPPF para 147, and paras 99/100.</p> <p>The provisions for green/wildlife corridors (especially in Tr01, 02 and 03) are confused, inadequately defined and fall well short of the provision called for in the most recent Herts Environment and Sustainability guidelines (Nov 2020). In particular, the corridors are poorly linked together and do not explicitly protect the hedgerows (including Marshcroft Lane) and the surrounding countryside that are a key part of the character of the area and vital to local biodiversity. Overall, the plan for Tring falls short of NPPF para 147, and paras 99/100.</p> <p>1 The proposals for Tr06 (Brook St) are based on assumptions that are no longer valid given other stated goals and the growth in development elsewhere in Tring. They also miss a clear opportunity to provide distinctive and modern facilities better suited to the mid-21st century.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14127
Person ID	1261182

Full Name	Annabel Douthwaite
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

At a time where we are facing a global climate emergency, now is not the time to be destroying our green belt land. The UK is one of the most nature depleted countries in the world, and to destroy yet more of our natural environment would be a disaster. Of course we understand that some development may be needed to provide adequate housing but the doubling of Tring and building on this important green belt land should be ruled out immediately in favour of a more sustainable plan that is in keeping with the market town's heritage whilst preserving our fantastic natural habitats.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14134

Person ID 1263506

Full Name Ian Brown

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14184
Person ID	1270558
Full Name	CAROLYN BOULTON

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14192
Person ID	1253654
Full Name	Jodie Bell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site™s size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the</p>

Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

I would like to state that the proposed sites of Tr01 Dunsley farm, Tr02, Tr03 and Tr06 are of specific importance to the towns reputation, aesthetic and feel. Tr01 is Dunsley farm and is an absolute gem of the community. I go to the farm shop every week and it is always packed with customers and staff. To lose Dunsley farm would be a tragedy for the town not to mention the staff who are so passionate about the farm and their local area.

Tr02 and Tr03 are beautiful, bio rich areas of Green belt. I cannot stress just how important these areas are for wildlife and people alike. Grove farm (pick your own) also lies within this land. This is again, a real highlight for the town and people come in their droves to experience nature and farming with their children. This is so important and should not be destroyed for excessive and unwarranted

housing.

Lastly is Tro6. This site currently houses Tring Auction House which really sets Tring apart from other towns. It is our niche and brings people from all over the county. I go as often as I can, its always absolutely packed with people and is always a highlight for me.

These 4 proposed areas are actually the reason that I moved to Tring and to destroy them would be to destroy everything I love about the town. I must plead with you to please reconsider this plan.

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14193
Person ID	1253654
Full Name	Jodie Bell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS14200
Person ID	1270561
Full Name	ELANOR WHITEHOUSE

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14205
Person ID	1264591
Full Name	Kim Baiden
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am strongly opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. The historic buildings including the museum will be in danger of destruction. The whole point of Tring being a beautiful community where many of the residents know each other, enjoy the community spirit, feel safe and support each other will be put in jeopardy by this vast and overwhelming expansion.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p>

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance. We should be doing everything in our power to reverse climate change and putting up new buildings, paving over land that should be available for wildlife and flora and fauna cannot morally be the right thing to do.

The increase in road traffic in the local villages will be detrimental to the area with heavy traffic eroding the surfaces of already potholed roads.

Areas of outstanding natural beauty such as the reservoirs will become even more congested. The huge problems we have had with parking, litter and over crowding on sunny days during this

pandemic will be further enhanced.

Our beautiful High Street and the small businesses who have made it such a special place to shop may see an increase in footfall but would face serious competition from further development of retail spaces.

Tring School is quite unique in that it gathers together most of the children in the area so they know each other and develop lasting friendships. A further school would erode this uniqueness. There is already difficulty getting appointments with GPs, where are the new medical professionals coming from.

With regard to housing, the average house price in Tring is in excess of £400,000. Our nearly 30 year old offspring could absolutely NOT afford anything like these prices. What tiny percentage of the houses are going to be affordable and what does affordable mean?

Whilst there is an appreciation that further housing development is required in the area, to build on green sites which, as we have seen recently suffer from flooding, will make Tring a completely different place to live and work. Increasing buildings to such a great extent cannot be the right thing to do to our town.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14206

Person ID 1270562

Full Name ALISON LYONS

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

**Proposals and Sites Tring
comment** am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of Tring my home town. Its an historic market town, which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS14208

Person ID	1270565
Full Name	PAUL MIDDLETON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14209

Person ID 1270018

Full Name Robert Moores

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Changing the nature of this small market town with such a large development is totally at odds with the wishes of the town (and me to be specific) and will cause serious damage to the local environment. The housing pressure of the edge of the chilterns around tring is significant. With the additional housing in Aston Clinton and Pitstone already built, the Herts Council is planning to turn this into a built up area destroying the local environment for everyone who currently lives here.

Building a similar number of houses on the edge of Hemel and Watford would have far less environmental impact. I moved to tring from Watford to enjoy the countryside and the community atmosphere in a small market town.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14210
Person ID	1270322

Full Name	Mr Adam Moores
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14212

Person ID 1270572

Full Name Bloor Homes South Midlands

Organisation Details Bloor Homes - South Midlands

Agent ID 210986

Agent Full Name Mr
Stephen
Harris

Agent Organisation Senior Consultant
Emery Planning Partnership

Yes / No
* Yes
* No

Proposals and Sites Tring
comment

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

- Emery Planning is instructed by Bloor Homes South Midlands to submit representations to the Dacorum Local Plan (2020-2038) Emerging Strategy for Growth (DLP).
- This Statement relates to land north of Icknield Way, Tring which we refer to as Waterside Way, This site was previously promoted through the Dacorum Core Strategy by Waterside Way Sustainable Planning Ltd. However, the site is now in the control of Bloor Homes South Midlands and this is an important key change in that a national

housebuilder is now promoting and will deliver the site. Bloor Homes' proposals for the side site include up to [300] new homes including key worker and extra care accommodation within a well-designed landscaped setting along the banks of the Grand Union Canal, providing enhanced public access to this wonderful natural attribute of Tring. This change in control ensures delivery of Waterside Way to meet the Council's housing requirement and along with the site being highly sustainable and suitable for development, we therefore propose the allocation of this site in the next version of the Plan.

The Case for Allocation

- Waterside Way should be allocated in the DLP for the following reasons which are set out in greater detail in this Statement and appendices.

Waterside Way – A Deliverable Site

The site selection methodology and evidence based needs to be reviewed and revised as it has not assessed sites on the correct factual or an equitable For Waterside Way a review of the evidence base leads us to the conclusion that the DLP has been prepared on factually inaccurate constraints and an equitable assessment of the Waterside Way site has not been carried out. This is because:

- The Stage 2 Green Belt Assessment gives the site a "Strong" score which is the same for TR-A2, TR-A3 and TR-A5 all of which has land allocated. We conclude that the site does not perform a Strong Green Belt function and is a logical Green Belt release with the southern and eastern boundaries being the existing urban area of Tring and the northern boundary being the canal. Our view is supported by the LVIA previously undertaken by Tyler Grange and submitted to the previous consultations.
- As Waterside Way was assessed at part of Cell TR-09 which does include AoNB, it has been carried forward into the evidence base as an adverse impact. However the site is not in the AONB.
- For parcel TR-A9, the only Absolute Constraint is Flood Risk (Zone 3B). Whilst there is Flood Zone 3 in TR-A9, Waterside Way is not in the flood zone and is Flood Zone 1; and,
- 5% of the site is not best and most versatile agricultural land and there is no Grade 1 or Grade 2 agricultural land.

If an accurate and equitable assessment was to be undertaken the only conclusion is that Waterside Way should be allocated either in addition to or instead of existing allocations which are more constrained.

The Delivery of New Housing

Paragraph 135 of the NPPF confirms that Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of the Local Plan. The release of Green Belt land for housing development is necessary in order to meet unmet and future housing This comprises exceptional circumstances for the purposes of the NPPF.

Bloor Homes is a national developer with a proven track record of delivery in the region and in Dacorum, has an agreement on the land – the site is 'deliverable' for new housing within the short-term and could make a meaningful contribution to the 5-year housing land supply from adoption.

The plan fails to provide safeguarded land to meet longer term development needs, and to provide permanence to the Green Belt.

We therefore recommend the following key changes are made to make the Plan sound:

- The housing requirement needs to be increased to 18,414 dwellings
- The supply of housing land should be boosted significantly through the allocation of additional deliverable sites to provide a flexibility of at least 20%.
- The site selection methodology needs to be reviewed and revised; and,
- The allocation of Waterside Way, Tring.

The site has been referenced in the evidence base as follows:

- Tr-h6 in Section 8 (Key Site Options) of the Issues and Options Consultation; and,
- 126 Land north of Icknield Way in the Aecom Site Selection Report.

The site is bounded by Icknield Way to the south, with residential development to the south and east, the Wendover Arm of the Grand Union Canal to the north and Tring Corinthians Football Club to the Appended is a site location plan and Vision Statement. The area of the site is 8.75 ha and its current use is agricultural land on a tenanted basis.

As the Council will be aware the site was promoted through the Dacorum Core Strategy. The Core Strategy, whilst it was found to be sound, was on the basis that there would be an early review due to the significant concerns by the Inspector on the housing requirement and the assessment of Green Belt sites. The site would be a logical extension to Tring to meet the town's housing needs.

The site has been subject to numerous environmental and technical studies. However, we have significant reservations on the evidence base published alongside this consultation which we assess in greater detail which has resulted in the site being discounted as it was assessed as part of a wider cell (TR-A9) in the Stage 2 Green Belt Study and the Aecom Study then using constraints that do not apply to this site.

We will demonstrate that the site is a suitable site. Bloor Homes South Midlands has all the necessary options in place to bring forward the site for It is therefore available and achievable.

The Proposal

Enclosed as Appendix 1 is a Vision Statement for the site. In summary the site can provide the following:

Residential

The residential development is envisaged to provide a mix of housing types and a range of housing This could accommodate up to 300 dwellings although this figure is completely flexible at this stage and can be altered to reflect demand and need and we would welcome discussions with the local community and the Council on opportunities that the site can deliver.

We are in discussions with the Tring Corinthians and Tring Tornados Football Club with regard to their future aspirations and whether these aspirations can be met within the development. In many new developments the open space provision is on the periphery of the development and functions as a subordinate element of the With Waterside Way a wholly different approach is being taken. The network of homes are organised by overlaying the open space provision within the interior rather than on the extremities of the proposed built form, thus creating an integrated green residential setting.

Summary

The assessment of the evidence base leads us to the conclusion that the Plan has been prepared on factually inaccurate constraints and an equitable assessment of the Waterside Way site has not been carried out. This is because:

- The Stage 2 Green Belt Assessment gives the site a “Strong” score which is the same for TR-A2, TR-A3 and TR-A5 all of which has land allocated.
- The site is not in the AONB;
- The site is Flood Zone 1; and,
- 62.5% of the site is not best and most versatile agricultural land and there is no Grade 1 or Grade 2 agricultural land.

If an accurate and equitable assessment was to be undertaken the only conclusion is that Waterside Way should be allocated either in addition to or instead of existing allocations which are more constrained.

With Bloor Homes in control of the site, the LPA can be confident that the site can deliver the homes required in the early part of the plan period.

This concludes our representation.

Included files

[Bloor Homes Waterside Way Representations to Dacorum Local Plan Emerging Strategy for Growth 26 February 2021.pdf](#)
[Location Plan.pdf.pdf](#)

Title

Tring

ID

EGS14220

Person ID

1270581

Full Name

MR & MRS DUNCAN

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

Yes

Proposals and Sites Tring comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly

in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14241

Person ID 1270588

Full Name ELENI CHAPMAN

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14242
Person ID	1270589

Full Name	CRAIG CHAPMAN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS14243
Person ID	1270591
Full Name	JAKE MIDDLETON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01 It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of Tring. Its an historic market town, which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.</p> <p>There are no suitable local alternatives The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>It feels like this process has been rushed, with little planning or thoughts to the residents in mind. There is not enough foundation and facilities to accomadate all of the new residents. Tring Station, for example, struggles with the commuter population already. With the introduction of x,000 new residents it will become simply unusable.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14265
Person ID	1270622
Full Name	MRS CHARMAINE MARKS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>My husband's family have farmed at Dunsley Farm since the 1960's and we would like to continue farming here for future generations. This would not be possible if the proposed development were to go ahead.</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p>

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS14270

Person ID

1265038

Full Name

James Harper-Lewis

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Whilst the policy on biodiversity is clear, the emerging plan is not explicit enough in terms of how Dacorum Council will work with developers and other stakeholders to mitigate green belt loss, increase biodiversity and meet National and Hertfordshires goals for climate change and carbon reduction.

The proposed number of houses to be built should be significantly lower than the target to reflect actual demonstrable need for housing and the high proportion of Green Belt and AONB land in Dacorum, with a primary focus on affordable starter homes.

A higher proportion of the houses should be built on brownfield land, or established through conversions, in the existing urban areas of Hemel Hempsted, Tring, Berkhamsted and Kings Langley, and away from areas located in the Green Belt (which should only be used in exceptional circumstances) and the Chilterns AONB and its setting.

Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

the farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

The suggested housing target is widely inflated and not inline with realistic increases in demand.

Whilst the policy on biodiversity is clear, the emerging plan is not explicit enough in terms of how Dacorum Council will work with developers and other stakeholders to mitigate green belt loss, increase biodiversity and meet National and Hertfordshires goals for climate change and carbon reduction.

1 The proposed number of houses to be built should be significantly lower than the target to reflect actual demonstrable need for housing and the high proportion of Green Belt and AONB land in Dacorum, with a primary focus on affordable starter homes.

1 A higher proportion of the houses should be built on brownfield land, or established through conversions, in the existing urban areas of Hemel Hempsted, Tring, Berkhamsted and Kings Langley, and away from areas located in the Green Belt (which should only be used in exceptional circumstances) and the Chilterns AONB and its setting

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14304

Person ID 1259141

Full Name	Kirsten Riemer
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14324
Person ID	1270637
Full Name	TOM GROVES
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Too many houses proposed.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14329
Person ID	1270635
Full Name	Catherine Bright
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14331
Person ID	1270635
Full Name	Catherine Bright
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>The best land, if green belt land is required for development, is to the south of the Tring settlement on the land between the current settlement boundary and the A41.</p> <p>The triangular piece of land stretching between Cow Lane to the east, the A41 road itself and the A41 junction at the west end of Tring provides a man made boundary introduced when the A41 dual carriageway was developed.</p> <p>The triangular piece of land mentioned above should be infilled with housing before building housing to the East of Tring (east of Cow Lane and Grove Road) or north of Tring (north of Icknield Way) because this is all agricultural high value green belt land with currently unspoilt i.e. no A41, integration with the rest of the green belt and AONB.</p>
Included files	
Title	Tring

ID	EGS14333
Person ID	1270635
Full Name	Catherine Bright
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The fields of Tr02 and Tr03 to the east of Tring should not be developed. Tr02 and Tr03 are home to large amounts of wildlife, they provide a wildlife corridor between the reservoirs and Ashridge woods. Within these fields it is common to see wild deer and foxes roaming - the wild deer have travelled from Ashridge woods to graze in these fields. In addition, there are many species of birds including many varieties of birds of prey. These animals habitats will be decimated with the construction 1,800 houses, schools, supermarkets and lots of other infrastructure. Tr02 and Tr03 are too close to the Ashridge woods and AONB to be built upon without causing huge amounts of damage to the roaming and survival of the wildlife. Without a full wildlife assessment of the land the plan is not ready for consultation.</p> <p>The land Tr02 and Tr03 is liable to flooding as we have witnessed in January and February 2021 with waterlogged fields overflowing and leading to a river running down Marshcroft Lane. If there is development of this land it will inevitably lead to flooding of the land developed and flooding of the houses already adjacent to Tr02 and Tr03. Without a full flood assessment of the land the plan is not ready for consultation.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14337
Person ID	1152222

Full Name	MR T AMSDEN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p><i>Dacorum Local Plan (2020-2038) Emerging Strategy for Growth – Consultation</i></p> <p>Personal submission from Mr T.H. Amsden relating to proposal TR06</p> <p>Having gained intimate knowledge of this site over a period of more than thirty years, and witnessed or participated in any number of transactions, proposals, District Plan public inquiries, planning applications and appeals and other developments relating to it, I feel entirely qualified to make judgements about any ideas put forward for it.</p> <p>TR06 appears to have emerged as ‘unfinished business’ from the 1996 supermarket debate in Tring, and yet circumstances have altered significantly since that time.</p> <p>The proposal is predicated on the proposals for massive population increases in Tring, over and above the town’s own needs. While I thoroughly reject those proposals as detrimental to the nature of the settlement, deposited on the town without anything resembling debate or discussion as a means to satisfy housing criteria that originated with Government, I am here considering TR06 in the context in which it is presented. I regard it as misconceived, damaging and inappropriate on many levels and urge that it be withdrawn.</p> <p>1 <u>Access</u></p> <p>-</p> <p>It is proposed to access the site from Brook Street. That is fraught with difficulty in view of the conflicting needs that it already accommodates, with vehicle movements in and out of the petrol station as well as a heavily used zebra crossing, important for pupils going to and from Tring School. The bend north of the Fire Station is almost blind, and beyond that, traffic is restricted to one-way working at the Silk Mill business estate owing to parked cars. Drivers’ tempers flare already, and yet if TR02 and TR03 are implemented there will be much more traffic on this road.</p>

1 Need for supermarket

The context has changed greatly, with the opening of the Tesco shop on London Road and the replacement of a poorly-performing Budgens with an efficient and well-supported M&S in Dolphin Square. The petrol station now has a Morrisons convenience store as well. The notion that new residents of the TR02/03 housing, having visited a new supermarket here, would then proceed to other purposes in the town centre, is wishful thinking. Far better for such a facility to be provided where the housing goes, obviating the need for car journeys. The notion of 'a parade of shops' at TR03 belongs to another century. In any case the impact of Covid-19 on shopping habits, with an increase in online activity, may very well translate into future behaviour very different from pre-pandemic patterns.

1 Parking

It is stated that redevelopment should provide at least as many spaces as exist now. Given that the Forge car park (pre-Covid) was frequently full, it is hard to imagine how any replacement parking could cater both for existing demand and for a new supermarket, especially in the context of a 50% population increase.

1 Tring Market Auctions

This is a popular and highly successful business which represents a continuation of the town's heritage as a market trading centre and draws many people into the town from far and wide. It adds greatly to the character of the town and the vibrancy of the town centre. Relocation of any business is disruptive and can result in its closure. No suggestion is given as to where it might be relocated and how, bearing in mind that the business currently operates as a tenancy. I fully support the submission Mr Hearn has sent you. I remember Sainsbury's maintaining in 1996 that TMA could be relocated, but that they were silent on the question of how and where and who would pay.

1 Fire Station

This occupies a central position in the town and is readily accessible to the retained crew. Relocating it would run the risk of potentially endangering life and limb because of the additional time taken by the crew to reach Dunsley Farm and by the appliance to reach the emergency.

1 Mansion Vista

The proposal makes no mention of this historic landscape feature and my suspicion is that whoever drafted it is entirely unaware of its existence. The vista extends northwards from Tring Park mansion (Sir Christopher Wren, listed Grade II*, with a registered park and garden) in the form of an open avenue of lime trees known as Nell Gwyn's Avenue. It is probable that this was the original approach to the mansion, but in 1711 a ha-ha and a brick boundary wall was constructed where it met Market Street (now High Street) and a new access created to the west. The vista from the house, however, continues north of the road, originally across an entirely open landscape. Although built across in places, it remains essentially open across the Forge car park and across Pond Close open space. This is a significant element in the overall landscape of Tring and the historic setting of the mansion. To build on the upper element of the Forge car park would be illiterate in historic-environment terms and would compromise the setting of what is perhaps the town's pre-eminent heritage asset.

1 Local History Museum

I commend to you the objection of the trustees of the museum, of whom I am one, and while I endorse it wholeheartedly I do not intend to rehearse all of its arguments here. I wish to point out, however, that the Consultation Draft as a whole contains numerous policies and principles which would be directly contradicted by TR06. Statements such as 'The wider historic environment remains valued and protected' have a hollow ring when it is by inference proposed to demolish the present museum building. DM18 2a refers to increasing the attraction of the Borough as a tourist destination; overall, Tring occupies a leading place in those attractions. SP6 objective (c) is the promotion of tourism, which is apparently valued, not least for bringing £230M of spending, and yet one of Tring's principal tourist attractions can be apparently be disregarded.

The part played by the Rothschild-era buildings in asserting the character of the town is acknowledged by the Draft, and yet it is proposed to dispense with a building that embodies it. SP13 speaks of the role of high-quality design in reinforcing local character, and yet a building which exemplifies just that can be swept away. TR06 itself calls for respect to be shown to the site's location within and adjoining the Conservation Area, and yet happily envisages destroying a building which does exactly that. DM44 defines undesignated heritage assets as those which merit conservation, mentioning their evidential historical associations and their social and community value. The Local History Museum meets all of those tests. Replication of the existing building on another site would be absurd, meaningless and dishonest in the absence of its original context.

I note that para 17.15 calls for re-use to be considered before demolition. Even if all of the foregoing arguments against TR06 were dismissed and the development were to proceed, there is no good reason why the museum could not remain on its existing site. It can be seen to 'round off' the Conservation Area, and the ground immediately in front of it, between

the two gateways, is regularly used as a pedestrian route, a *de facto* right of way, being the most direct way from Mortimer Hill to the town centre. This effectively isolates the Museum from the remainder of the land. That is a perfectly neat and desirable arrangement, and it is logical for it to remain as it is. Nothing would be gained in terms of site utilisation by the removal of the building.

It is curious that TR06 stipulates that certain present users of the whole site should first be safely re-established elsewhere before redevelopment occurs, but the Museum is not included in that list. This implies that the Museum is not considered of any importance.

DBC does not enjoy a very good reputation in heritage matters. Its annual spend (on Dacorum Heritage Trust) is well below the levels enjoyed by neighbouring authorities. It knows how difficult it is to establish a museum, for it has made its own attempts at setting one up, which failed dismally (in part because they did not meet the objectives of the local history sector). It would be especially distressing if the successful efforts over 24 years to establish and run a local museum in Tring, achieved without the assistance of the Borough Council, were to be annulled by a crass and thoughtless planning aspiration by that body. If, for reasons set out in the Society's deposition, the Tring museum were to cease to exist as a result of it, Dacorum Borough Council would be forever remembered in Tring as the instigators of a wilful act of philistinism.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14372

Person ID 1270642

Full Name SARAH NOISE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes	
* No	
Proposals and Sites Tring comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>I am writing to object about the proposed further development of Rectory Farm, Kings Langley. Our valuable green open spaces are being concreted over and the village is becoming densely populated. Traffic in Rectory Lane is always busy as ion the Hempstead Road which is habitually congested. Further development would only make matters worse.</p> <p>Doctors and schools are already under pressure and the separation of our village and Apsley and Watford is being eroded.</p> <p>The importance of the green belt has been amplified through the Covid pandemic. All green spaces are used, loved and essential to the well being of our village. We cannot sustain such increased development without changing forever the character of our historic village.</p> <p>Noise pollution already significant will become infinitely worse. Our quality of life will be seriously impacted. The green belt is of the upmost importance and should be protected.</p>
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14386
Person ID	1270643
Full Name	Miss Angela Johnson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

<p>* Yes</p> <p>* No</p>	
<p>Proposals and Sites Tring comment</p>	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring’s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
<p>Yes / No</p> <p>* Yes</p> <p>* No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	

Title	Tring
ID	EGS14387
Person ID	1270645
Full Name	Mrs Frances Deane
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14390

Person ID 1270648

Full Name GARIE HAYES

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

**Proposals and Sites Tring
comment** am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

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A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting *journey* options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 'is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS14391

Person ID	1270649
Full Name	LESLEY HAYES
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town -which must be preserved, for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>

I object to this proposal and all of the above.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14395

Person ID 869011

Full Name Mr John Savage

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

With the shift in Government policy to concentrate large scale housing in existing large cities/conurbations instead of green belt land in the shires, the targetted housing for Tring should be seated back and it is TR03 which should be the one to be dropped.

The reason TR03 should be the one to remove is because it is the most unspoilt and scenic of the proposed development sites; it is a lovely stretch of countryside and provides a wefcome rural break between the town, canal and railway station. It would also remove the necessity for the proposed new road between Station Road and Bulbourne Road, which is itself damaging to the attractive nature of the area and certainly cannot be considered "sustainable".

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14396
Person ID	1270652
Full Name	Mrs Christine Piggin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

There is insufficient infrastructure in Tring to support such a huge expansion in the population. The only doctor's surgery is already working to capacity and getting appointments is difficult. There is only one secondary school, parking in the town is limited and public transport is limited which will put more pressure on the roads.

Tring is a small attractive market town with a strong sense of community and the proposed development is out of all proportion and will alter Tring irrevocably for the worse

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14397

Person ID 869011

Full Name Mr John Savage

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Whilst recognising that the former market square is under utilised, the site is totally unsuitable for a supermarket. Supermarkets attract mostly car born custom and the present car park is already over subscribed at peak times; therefore a supermarket would require substantial additional parking and I do not see how this could be provided. Brook Street suffers from chronic congestion due to its narrowness and residents parking, which there is no practical way of alleviating. It cannot take a major increase in traffic without causing chaos. It should also be mentioned that a Morrisons small supermarket has just opened on the opposite side of the road, which fulfils any local need.</p> <p>Therefore, although the site could be redeveloped, a supermarket should not feature in those plans.</p> <p>LOCAL HISTORY MUSEUM</p> <p>The suggestion that the Local History Museum should be replaced must be strongly objected to. The present building is an attractive feature of the setting and is historic in itself as the former Market House. It attracted a Heritage Lottery Grant of £250,000 and received a Chilterns Building Design Award. The draft Plan makes no mention of who might pay for a replacement museum or where it might go. It is unacceptable that this suggestion has been incorporated in the draft Plan with no prior consultation with the Society which created and operates the museum. There is no reason why any re development of the TR06 site should not leave the museum as it is, with provision for a modest extension on its western side (as already agreed in principle with Tring Town Council).</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14454
Person ID	1265051
Full Name	Edmund Knox
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site ' s size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council ' s own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14455
Person ID	1265051
Full Name	Edmund Knox
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14461
Person ID	1270506
Full Name	DAN BARNETT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Please take this email as my formal response to the Dacorum Local Plan (2020-2038) Emerging Strategy for Growth Consultation.</p> <p>The Grove Fields Residents Association (GFRA) has responded in full to the consultation. My name was not included in the GFRA response because I joined the GFRA after the response was finalised and submitted.</p>

To avoid full repetition of the extensive points made in the GFRA response, I request you accept this as confirmation that I wish DBC to duplicate GFRA's responses under my name. For completeness the GFRA response is attached (not coded).

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14504

Person ID 1270685

Full Name Ms Jan Kerry

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Tring
comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would

be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14505

Person ID 1270685

Full Name Ms Jan Kerry

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes	
* No	
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14514
Person ID	1270383
Full Name	Mr Nigel Kerry
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	
* Yes	
* No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p>

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would

be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* Yes
* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14515

Person ID 1270383

Full Name Mr Nigel Kerry

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14540
Person ID	1163978
Full Name	John Wignall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly

in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site 's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would

be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council 's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14638
Person ID	1270731

Full Name	MRS JOAN EELEY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14639

Person ID 1270731

Full Name MRS JOAN EELEY

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14648
Person ID	1265051
Full Name	Edmund Knox
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site ' s size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p>

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council ' sown Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14649
Person ID	1265051
Full Name	Edmund Knox
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14658

Person ID 1270735

Full Name KEITH AND LESLEY BAKER

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

- The expansion shown on the north-east of the Town between the Bulbourne Road and Station Road (Areas Tr02 and Tr03) is particularly egregious for the following reasons:
 - 1 It is a development in the Green Belt which causes unacceptable harm and no exceptional circumstances have been given why this land should be
 - 1 It is in an Area of Outstanding Natural Beauty lying as it does at the base of the Chiltern Downs. It is also home to abundant wildlife species including
 - 2 It accounts for a large part of the unacceptably high increase in the housing

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files	
Title	Tring
ID	EGS14659
Person ID	1270735
Full Name	KEITH AND LESLEY BAKER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<ul style="list-style-type: none"> • The expansion shown on the north-east of the Town between the Bulbourne Road and Station Road (Areas Tr02 and Tr03) is particularly egregious for the following reasons: <ol style="list-style-type: none"> 1 It is a development in the Green Belt which causes unacceptable harm and no exceptional circumstances have been given why this land should be <ol style="list-style-type: none"> 1 It is in an Area of Outstanding Natural Beauty lying as it does at the base of the Chiltern Downs. It is also home to abundant wildlife species including 2 It accounts for a large part of the unacceptably high increase in the housing
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14667
Person ID	860814
Full Name	Mrs Clare Joyce
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I object to all sites that means a loss of Green Belt land. I fail to see how you can possibly mitigate the loss of scenic agricultural land, well-established hedgerows and a topography that means any development on the land will be visually detrimental. You also have not demonstrated how you achieve a net gain in biodiversity.</p> <p>TR01: Object. The Employment Areas in the neighbouring county of Buckinghamshire has not been fully explored or investigated to justify a site of this size. (See response to Q2).</p> <p>Vehicular access to Cow Lane and London Road are both unrealistic as both these roads can be very heavily congested already.</p> <p>TR02: Object. Given the topography of the land here it will impact on the visual impact from the nearby AONB. Currently, Tring nestles in a "gap" in the Chiltern hills and doesn't intrude significantly on views of the landscape from the nearby AONB. This development will "spill" outside the obvious boundaries of the town and will be extremely intrusive on the visual impact from the AONB, countryside and canal. In all previous incarnations of visions for Tring, it was always recognised that Tring has natural boundaries (Icknield Way, Brook Street, the High Street) that should limit development to prevent such an incursion on the AONB - what is the justification for this to be abandoned?</p> <p>TR03: Object. As for TR02. I have additional concerns regarding groundwater and aquifer contamination and contamination of the nearby canal by such a large development. Some run-off from this land currently runs directly in the GU. As a resident close to the waterway that runs from the Grove Area to New Mill I am particularly concerned with regards to increased flood risk in New Mill caused by development on a large area that is already notorious for poor drainage and flooding. I believe a UKOP oil pipeline also runs across this land?</p> <p>TR06: Object. There is no justification for more retail space in Tring (see comments about retail in previous question responses). The loss of the Local Museum is a loss of heritage as this is an historical building. It cannot be simply replaced by building it elsewhere. The historic market place and pens should be considered a heritage asset and must also be retained. It is a wholly inappropriate site for a supermarket due to the narrow and congested High Street and Brook Street.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14682
Person ID	1270739
Full Name	HELEN OSBORNE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site' s size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought</p>

to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council ' sown Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS14692

Person ID

1270740

Full Name

JOHN OSBORNE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

<p>Proposals and Sites Tring comment</p>	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site' s size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council ' s own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
<p>Yes / No * Yes * No</p>	
<p>Proposal & Sites Tring Other Sites comment</p>	
<p>Included files</p>	

Title	Tring
ID	EGS14702
Person ID	1270752
Full Name	DOUGLAS CANNON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of</p>

the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14703

Person ID 1270752

Full Name DOUGLAS CANNON

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

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Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14704

Person ID 1270752

Full Name DOUGLAS CANNON

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14705
Person ID	1270752
Full Name	DOUGLAS CANNON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS14714
Person ID	1270753
Full Name	ANNE PIKE

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14715

Person ID 1270753

Full Name ANNE PIKE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

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Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* Yes
* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14716

Person ID 1270753

Full Name ANNE PIKE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS14717
Person ID	1270753
Full Name	ANNE PIKE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	<p>.</p> <p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>.</p> <p>Once the Council conduct a review of the evidence of 1housing need1 and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green <u>belt then I would be prepared to consider other sites for development.</u></p>
Included files	
Title	Tring
ID	EGS14722
Person ID	1144654
Full Name	Mr David Palfrey
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Whilst I have no major objections to the currently approved 55 home development on the neglected 'brownfield' site at Rectory Farm I object to the further development into the adjoining greenbelt land with over 140 more houses. I believe that the village will cease to be a village and become part of a greater urban sprawl by facilitating the joining of the Hemel Hempstead suburbs with outlying villages such as of Kings Langley. Kings Langley is a historic village with origins dating back to the 12th/13th century and we should seek to preserve this by not merging with larger conurbations.</p> <p>The extended development will generate significant traffic flow which cannot be sustained by the wider A4251 nor by the single access route of Gade Valley Close. The failure of the recent Red Lion Lane development and the associated parking sprawl and disruption will likely impact the surrounding residential streets including my street.</p> <p>The Covid-19 pandemic is a timely reminder of the need to maintain the open green belt spaces for the benefit of all and consideration for the Council to develop this space should be a priority for green open space development.</p> <p>We have an obligation to ensure there is sufficient housing for current generations and the 55 homes already approved does that but the extended 140+ homes plan will deny current/future generations of valuable and irreplaceable green space.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14724
Person ID	1270755
Full Name	LINDA DE KONING
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>I have lived in Tring for over 30 years, I have worked in Tring for a similar period, our children have grown up in Tring. This a lovely Market Town on the edge of the Chilterns which is at serious risk of being destroyed. The proposed dvelopment Tr01 is in addition to two huge and significant dvelopements which have already been agreed: the Icknield Way/ Tring Cemetery development and the Station Road/Grove Road development. Collectively these developments plus this new proposed site, neith of which are not supported by significant infrastructure improvements, will have the collective effect of destroying this small market town. Tring is not a new town, it is not a garden <i>city</i>; Tring has a small town centre, a single secondary school and one doctor's surgery. The town centre high street is not in a position to grow or develop any further, quite the oppposite as several high street retails outlets have now been given permission to convert into residential property.</p> <p>In the knowledge that Tring has already been identified for two significant developments, please explain why other larger SW Herts neighbours eg Berkhamsted are not being asked to commit to developments of a similar unprecedented scale?</p> <p>This proposed development will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14727
Person ID	1259966
Full Name	Trevor Sawyer
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Given that there may be a case for additional housing in Tring, why does there have to be so much destruction of Green Belt land, given that we are on the edge of the Chiltern's and an AONB. This is particularly true of Dunsley Farm which is an active dairy operation that has been around for many, many years. This land is 'lightly' used and is therefore an important resource for wildlife. It is not 'intensively' farmed, unlikely to be contaminated by chemicals and to my personal knowledge, not ploughed for at least two decades, probably much longer. It also has a very well established layout of fields, with equally well established boundary hedges. These again are only lightly maintained and therefore, very important to wildlife, as we see and hear on a regular basis: in fact at dusk we have seen bats flying between roosts. Research of ancient maps, indicate that the field layout for Dunsley, looks the same/similar to that of 200 years ago and probably longer, so it is very much part of the Towns' history and heritage.</p> <p>Unlike the other proposed sites, there is ready public access to the land via a footpath in use every day and often all day. The other sites seem to have/had more intensive arable uses and without so much divisional hedging, therefore unlikely to have the same wildlife/amenity value as Dunsley. Its' aesthetic amenity value also extends way beyond the existing boundaries: it is next to the main entrance to our historic Market Town and in many ways establishes the whole definition of Tring as a place to live: a country Market Town, not an urbanised extension to Heme! or Aylesbury. This is what we and our visitors see as the first impression of Tring, nestling on the edge of the Chilterns an area of AONB. To develop Dunsley would have a significant visual and amenity impact not only on the Town, but as it is viewed from much further afield. So why is Dunsley Farm being promoted as a development site when there is so much against it? Simple, it is the 'soft option': being owned by Herts County Council, they have the ability as owners to promote it through the planning process and effectively grant themselves planning permission. But, being the easy option, does not make it the</p>

right one. If we accept that there needs to be housing in Tring on Green Belt land (which I believe much of the current population don't) starting with one larger site, say Station Road/Grove Farm, would provide a complete town edge settlement, provide the housing numbers so much desired by the Herts/Dacorum and reduce the disruptive impact on the Town and the visual impact from the approach to Tring and from further afield.

Traffic pollution to both homes and schools from the A41 would be nil (unlike Dunsley) and it would provide valuable time to re-assess the demand for homes following the disruption of Covid and Brexit on the population statistics. Even central Government has seen the error of forcing the destruction of much loved Green Belt land, in our already crowded country, so why are Dacorum and Herts continuing to press this very unpopular measure? Is this just another unimaginative 'formulaic' approach by the planners to squeeze new developments in between the Town and by-pass - see the similar proposals for Berkhamsted too.

The development of Ounsley Farm will change Tring forever and have a far greater negative impact than anything that has taken place since the Market Charter was granted 700 years ago. Either stop this 'soft option' by Herts CC now, or at least delay it until there is better long term information available.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14770

Person ID 1270760

Full Name LQ Estates

Organisation Details LQ Estates

Agent ID 1270759

Agent Full Name Miss
Hanna
Mawson

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment

8.0 The site is located north-east of Tring and covers an area of circa 13.7ha. It currently comprises two parcels of land, both in agricultural use and separated by hedgerows. The site location plan is included at Appendix 1.

8.1 The site is bounded to the south by existing residential development on Netherby Close and Grove Road, to the west by Grove Road and existing residential development and to the north by Bulbourne Road and further residential development. To the east is further agricultural land although is subject to a proposed allocation for residential-led development (Tr01 East of Tring).

Site Selection and Sustainability Appraisal

8.2 The Site Selection Paper contains an analysis of each site. Land at New Mill is included at Appendix B under Site Number 132. For consistency the same sub- headings are utilised below.

Capacity of the Site

8.3 . An Initial Concept Plan (ICP) has been prepared (See appendix X). The drafting of the ICP has tested the requirements of the allocation and it can be confirmed that around 400 dwellings with public open space can be achieved.

8.4 The ICP demonstrates that significant areas of public open space can be accommodated. The areas indicatively shown include the retention of the central hedgerow which bisects the site (shown as Pitsone Greenway) and the hedgerow along the north-eastern boundary of the site (shown as the Bulbourne Greenway. Two areas are identified within each parcel to form a central, focal open space which could also accommodate play areas. The DFP also shows how an open space feature, shown as a potential community orchard, could be accommodated within the site. Pedestrian and cycle links are shown to allow circulation within the site and connect to existing development

in Tring and beyond to the proposed East of Tring allocation.

Potential for New Public/Community Facilities

8.5 The proposed allocation sets out that New Mill should deliver around 400 dwellings and public open space. The above capacity discussions sets out how this can be delivered on this site in accordance with the proposed allocation. The site selection paper and key objectives for the Tring delivery strategy note the need to provide a local centre, primary school and secondary school. The proposed East of Tring allocation states that these will be provided on-site by this allocation. The New Mill site would provide appropriate contributions to wider infrastructure delivery via planning obligations through the development management process although these should be determined at the plan-making stage wherever possible to allow for consideration of viability.

Landscape

8.6 The Site Selection Paper states that the site is considered to have a moderate landscape sensitivity and forms part of the setting of the AONB. The previously submitted Vision Document sets out the key findings of a preliminary landscape and visual appraisal (LVA) of the site. This concurs that the site and its immediate landscape context effectively form an area of low ground and foothills to the western edge of the AONB. This site is also influenced by the settlement edge of Tring. In terms of opportunities, the LVA sets out that views of the site are set against the backdrop of the existing settlement edge and that the eastern boundary of the site is generally consistent with the extent of the existing settlement

pattern and therefore development will not encroach into the countryside but would represent an 'infill' of the existing town.

8.7 Landscape also needs to be considered in the context of the proposed allocation of East of Tring adjacent to the site. This proposed allocation is between the site and the AONB and will change the landscape context of New Mill.

Green Belt Evaluation

8.8 The Site Selection Paper refers to the Stage 2 Green Belt Study which assessed a much larger parcel (TR-A2) which the site falls within. Parcel TR-A2 was considered to make a strong contribution to the purposes of the Green Belt. The Site Selection Paper notes that the site is much smaller than the parcel and it could be concluded that its contributions to the purposes of the Green Belt would be less than stated in the study. The accompanying Vision Document assesses the site against the purposes of the Green Belt and demonstrates that its release would not compromise the purposes.

8.9 A Stage 3 Green Belt Review has now been published which assessed the New Mill site as being of neighbourhood value of moderate susceptibility and sensitivity. Other proposed allocations in Tring were also assessed as being of neighbourhood value of moderate susceptibility and sensitivity with the exception of East of Tring which is moderate-high. This Study shows New Mill to be removed from the Green Belt (at Figure 6.13). The existing boundary to the north-west of the site is not proposed to change and Bulbourne Road will remain as the clear, defensible boundary. Further land is proposed to be removed from the Green Belt to the north-east/east of the site through a proposed allocation known as East of Tring (reference 124). The amended boundary will be beyond this allocation rather than directly adjoining New Mill.

Flooding

8.10 As noted in the Site Selection Paper the site located entirely within Flood Zone

1. It also states that the site is at higher risk of surface water flooding and that any risks are likely to be mitigated through more detailed analysis at the planning application stage. The Environment Agency mapping shows that it is only a thin strip through the centre of the site that is identified as high risk.

8.11 The ICP demonstrates how sustainable urban drainage (SuDS) features could be accommodated on the site at the low point. This is concentrated around the Pitsone Greenway.

Ecology

8.12 The nearest designated site is Tring Reservoirs SSSI which is approximately 500m from the site. The Paper states that this development in isolation would be unlikely to have an impact on the special characteristics of the SSSI. This is supported.

8.13 An update desktop survey and site walkover were completed in February 2021. This confirmed that the site is dominated by cultivated fields with hedgerows and trees. The cultivated fields do not constitute important ecological features. Other habitats present including field margins and scrub comprise common and widespread species and are not subject to active management for biodiversity benefit. These habitats do not form important ecological features. The majority of boundary trees and hedgerows could be retained whilst there is also the opportunity to enhance the hedgerow

network through native planting. There is also the opportunity to create areas of wildflower grassland and wetland features as part of greenspace under the proposals.

8.14 The site is considered to provide potential opportunities for some protected species including; bats, breeding birds, dormice, reptile and invertebrates. Ecology work recommended further survey work is undertaken at application stage however it is anticipated that any such species, if present, could likely be safeguarded under a sensitively designed development.

Historic Environment

8.15 The Paper states that the site would be unlikely to have an impact on designated heritage assets in the area. This is supported and it is noted that the nearest listed buildings are separated from the site by existing development. The Tring Conservation Area is located to the south of the town and is well separated from the site by existing development.

Highways Impact

8.16 The Paper notes that development of the site is likely to have an impact on the local road network at peak periods and that junction improvements would likely be required at important junctions in the area, in particular the junction of Station Road with Grove Road and Cow Lane.

8.17 two vehicular access points are proposed, one via Bulbourne Road to serve the northern parcel and one via Grove Road to serve the southern parcel. The Bulbourne Road access is proposed to be a roundabout and the Grove Lane access is proposed as a priority 'give way' junction. . A capacity assessment of local junctions will be completed following the completion of a comprehensive set of traffic surveys. Should any issues be identified, mitigation schemes for local junctions will be developed in liaison with HCC Highway Officers.

Public Transport

8.18 The Site Paper acknowledges the site is within walking distances to a wide range of bus services to the local and surrounding area. The most frequent services are to Tring and Aylesbury. The 389 also provides a 30-minute frequency connection to/from Tring Railway Station during peak hours, allowing for onward commuting via the train.

8.19 Tring railway station lies on an important commuter route with many services connecting directly to London Euston. As well as bus, the station is also accessible from the site by bicycle via the traffic free cycle link along Station Road. Tring Station has bicycle parking facilities on-site.

Access

8.20 As set out above, the site is proposed to have two vehicular accesses from Bulbourne Road and Grove Road. Initial designs of these junctions have been drafted and it considered that they are deliverable.

8.21 The ICP shows potential pedestrian and cycle links within the site and how these would connect to existing infrastructure and beyond to the adjacent proposed allocation. L&Q Estates are happy to work with the Council and landowners to masterplan this.

Water and Wastewater

8.22 The Paper notes that significant upgrades are likely to be required to ensure sufficient capacity is available ahead of development. This can be addressed through discussions with Thames Water.

Other Utilities

8.23 The Paper notes that no major power lines/pylons or gas pipelines traverse the site. The previously submitted Vision Document clarifies that an initial desk- top study confirms that there are no gas, electricity, water or BT apparatus which would need to be avoided. Connections can, however, be made from nearby sources to provide the site with utilities.

Environmental Health

8.24 The Paper notes the site is underlain by a Principal Aquifer with the West Melbury Marly Chalk formation and Zig Zag chalk formation. This is not considered to form a constraint to development.

Minerals

8.25 The Paper confirms that the site is not located in a Mineral Safeguarding Area.

Sustainability Appraisal

8.26 The Site Selection Paper also includes an extract of the Sustainability Appraisal (SA) assessment of the site. The SA has been discussed in Section 7 of this

representation. The SA utilises a subjective, qualitative scoring system to assess the proposed site allocation against the fifteen objectives. The scoring system is reproduced below:

Significance Assessment

Description

PP

The option is likely to have a significant positive effect.

P

The option is likely to have a positive effect which is not significant.

?

? Uncertain – It is uncertain how or if the option impacts on the SA/SEA objective.

-

Neutral – The option is unlikely to impact on the SA/SEA objective.

X

The option is likely to have a negative effect which is not significant.

XX

The option is likely to have a significant negative effect.

8.27 The SA assessed the site under reference New Mill, Tring. The below table provides further details (in italics) on the SA comments regarding the site.

SA Objective

New Mill

SA

Rep

1

Biodiversity

The site is greenfield and there would be some loss of habitat- *The opportunity to deliver ecological enhancements and associated biodiversity net gain will be explored. The ICP shows how areas of public open space (including natural space) could be accommodated on site.*

X

X

2

Water

Local upgrades to the network may be required to manage additional capacity for water and wastewater- *This can be discussed with Thames Water. It is anticipated with a new connection will be provided to connect to the existing public (foul) sewer on Bulbourne Road and Grove Road. The ICP shows how on-site SuDS could be accommodated around the site low point.*

?

?

3

Flood Risk

The site is not in Flood Zones 2 and 3, however parts of the site are at a higher risk of surface water flooding- *The Environment Agency mapping shows that it is only a thin strip through the centre of the site that is identified as high risk.*

As

discussed above, the site can

?

P

Local Infrastructure

8.28 The key objectives set out under the Tring Delivery Strategy set out a number of local infrastructure items; open space/green corridors, pedestrian and cycle links to the town centre, new community facilities, two primary schools and a secondary school, a new business hub and a local neighbourhood centre. The proposed allocations set out how these will be delivered. The proposed allocation for New Mill is for around 400 dwellings and public open space. The ICP sets out how this could be accommodated. This includes maximum retention of existing vegetation along the frontage to Grove Road (see key objective 3), which could be enhanced with native planting where possible. The ICP shows how the open space corridor could continue along the sites eastern boundary (to Netherby Close) and beyond to connect into the proposed adjacent allocation East of Tring.

8.29 The ICP also shows how a network of pedestrian paths can be accommodated within the site to link into the existing development and adjacent proposed allocation. As discussed previously, the site could contribute towards other wider pedestrian and cycle improvements where appropriate through development obligations.

8.30 The proposed allocations set out how the schools, neighbourhood centre, sports/community hub and employment space will be delivered. These elements are identified to be delivered on proposed allocations Tr01 Dunsley Farm and Tr03 East of Tring. The New Mill site will make appropriate contributions via planning obligations.

Phasing and Deliverability

8.31 The New Mill site is immediately adjacent to the current settlement edge. It has two proposed access points via Bulbourne Road and Grove Road which are independent of any other proposed development. As discussed above, the site is not affected by any significant constraints which delay the delivery of development on this site.

8.32 Given that the site is located immediately adjacent to the settlement and is in a single ownership, the site can be delivered early in the plan period. As demonstrated by the accompanying Initial Concept Plan the site can come forward as a standalone site, independently of the wider area of growth. This will assist in boosting housing delivery rates in the early part of the Plan period and make contributions towards wider infrastructure. This is important as larger sites with longer lead-in times come on-stream later in the Plan period.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	EGS14770 1.png EGS14770 2.png
Title	Tring
ID	EGS14787
Person ID	1142710

Full Name	Mr Chris Stoneman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively. Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer . urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It</p> <p>I</p> <p>, is not clear therefore why based upon the provisions of the site ' s size and allocation strategy a , capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would : be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>' Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that</p> <p>. by way of comparison, and in assessment of the Council ' s own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the ' delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been . justified in planning policy terms.</p>
Yes / No	No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS14793
Person ID	1270797
Full Name	Paul de Koning
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Along with most other Tring residents there is currently horror and despair at the plans for yet anothe major deverlopernt in Tring, notably the plans to build on the land between Cow Lane and Tring Brewery. The town is still trying to absorb the implications of the major housing development at lcknield Way/Tring Cemetery plus the agreed plans for the huge housing development between Station Road and Grove Road. Yet another development would completely and irreversibly change the character of the town for the worse and at a time when swathes ot Tring Town centre is currently being sold off for private property. The plans include and adress minimal infrastructure improvements Le.schools, doctors, public transport. Tring currently has one secondary school, alrerady one of the largest in the county. The school is now going through a major refurbishment but this will not include additional classrooms and the admission number will remain the same. Where are these additional secondary aged children meant to attend school?</p> <p>When the current national lockdown eases Tring station car park will return to being full to capacity from 9.00am. What plans are there for all these new families who would view Tring as a potential commuter town to London?</p> <p>There is no plan or opportunity to expand the town centre which, as previously stated is slowly being destroyed anyway. More and more houses with fewer facilites to support these new families is irresponsible at the very least.</p>

Finally, what message does this new development give to any potential visitor. Welcome to Tring with fields and wonderful views on the approach to the town will now be replaced by a housing development that is not wanted and will cause irreplaceable damage to the very heart of this market town.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14798

Person ID 1270798

Full Name SAYED BEL-BAROO

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based

upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

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Yes / No

No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS14824
Person ID	1270804
Full Name	Dr Jessica Field
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought</p>

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of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

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With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS14825

Person ID

1270804

Full Name

Dr Jessica Field

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Tring comment

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

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With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* Yes
* No

Proposal & Sites Tring Other Sites comment

Included files

Title	Tring
ID	EGS14826
Person ID	1270804
Full Name	Dr Jessica Field
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of</p>

the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No
* Yes
* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14827

Person ID 1270804

Full Name Dr Jessica Field

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

**Proposals and Sites Tring
comment**

Yes / No
* Yes
* No

No

**Proposal & Sites Tring
Other Sites comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Included files

Title	Tring
ID	EGS14933
Person ID	1270839
Full Name	EMMA WELLER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of</p>

the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14934

Person ID 1270839

Full Name EMMA WELLER

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

No

**Proposals and Sites Tring
comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS14936
Person ID	1270499
Full Name	Hertfordshire County Council Property
Organisation Details	Property Team
Agent ID	1263792
Agent Full Name	Ms Claire Newbury
Agent Organisation	Senior Associate Vincent and Gorbing
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>INTRODUCTION</p> <p>This Statement has been prepared by Vincent and Gorbing on behalf of Hertfordshire County Council (HCC) as a landowner in respect of the Regulation 18 Emerging Strategy for Growth (ESG) Dacorum Local The report was commissioned by the County Council’s Team.</p> <p>Background</p> <p>The County Council are promoting the land at Dunsley Farm (Growth Area Tr01) for development to provide a range of uses including housing, employment, a new fire and rescue hub, and a primary school if it is required.</p> <p>HCC (Property Team) made representations as part of the Call for Sites / Issue and Options consultation in December 2017 whereby this site was put forward. Since this time, HCC has continued to work with Dacorum Borough Council (DBC) to understand the appropriate level and mix of uses to be provided on this site, including the provision of community infrastructure that will meet the needs beyond this development.</p> <p>A range of technical assessment work has so far been undertaken at the site including:</p> <ul style="list-style-type: none"> • Phase 1 Habitat Survey • Botanical Survey Report • High-level Accessibility Transport Assessment

- A Phase 1 Desk Study & Preliminary Risk Assessment
- LVIA Opportunities and Constraints Report
- Archaeological Desk-based Assessment

None of the above assessment work has raised issues that would preclude the principle of developing this site in line with the general thrust of the proposed site allocation.

Further ecological survey work is to be undertaken in May 2021 to inform and finesse the masterplanning exercise, particularly in respect of the value of, and relationship with, the Local Wildlife Site.

Growth Area Tr01 – Dunsley Farm

- Description of the allocation

HCC welcomes the allocation of Dunsley Farm within the ESG, both in terms of the extent of the allocation and the range and quantum of uses proposed to be delivered within the site.

In terms of the specific uses, HCC particularly welcomes the inclusion of older person accommodation within the overall housing allocation, and flexibility of including a 'back-up' location for a new supermarket, and new fire and rescue station as part of the overall employment allocation.

The provision of a 2FE primary school has been incorporated into the initial masterplanning for this site, which is reflected in the allocation. As is the case with the provision of any infrastructure requirements provided by the County Council that go beyond what is necessary to make the development itself acceptable, HCC will expect DBC to secure appropriate levels of contributions from the other major development sites that will have a need for and utilise these facilities.

It should be noted that an allowance of 2ha is the normal land take required for delivery of a 2FE primary school. HCC therefore requests that the wording is amended within the description to reflect this site size.

HCC supports the increased emphasis on design in line with the draft changes to the NPPF and also the direction of travel as set out in the 2020 Planning White Paper.

It is noted that **Policy SP24** refers to a masterplan led approach based on the TCPA Garden City The Garden City Principles are welcomed but should be shaped as part of the site masterplanning exercise to ensure a spatial vision and core principles that best fit the allocation and its relationship with the rest of Tring.

HCC supports the requirement for a masterplan of the site. The details of what the masterplan should include are set out within **Policy SP24**. Whilst HCC agree that appropriate planning and masterplanning needs to be employed when bringing forward this site, it is considered that this could be prepared by the applicant as part of an outline planning application, involving detailed pre-application engagement with DBC and community stakeholders and It is not considered necessary for DBC to prepare and adopt an SPD as a separate, standalone piece of work, ahead of any planning application, as this will result in unnecessary delays in bringing the site forward for development, and place an additional burden on DBC in terms of finances and resources.

It is therefore suggested that the wording of **Policy SP24** be amended as follows: Second sentence:

'A masterplan will be prepared ahead of, or in conjunction with an outline planning application for this site. The masterplan should be prepared in collaboration between DBC, the landowner / applicant, and other key partners, and be subject to community and stakeholder engagement'

Delete the second last sentence (repeat of above):

~~*'The Council will prepare a Masterplan for the South East Tring Growth Area and this will be adopted as an SPD.'*~~

Similarly, HCC supports the inclusion of design codes as part of the masterplan, but again, it is considered that these are best prepared by the applicant in close consultation with DBC and local stakeholders. It is important when developing design codes for the site that these are clear, precise and unambiguous, but at the same time, create the right balance of prescription and flexibility so as to provide certainty without stifling development or creative design.

HCC is mindful of the sustainable transport aims of LTP4 and seeks to develop sites to meet these objectives and encourage sustainable transport modes.

Whilst HCC is happy to contribute to off-site enhancements to the local road network, it must be demonstrated that these contributions are necessary to make the development acceptable. Identifying specific junction improvements that the development should contribute to at this early stage pre-determines any detailed highways assessment work that will be prepared to support a planning application, which will identify any capacity issues and therefore best direct where any improvements and contributions will be required. HCC does not support specific reference to junction improvements at this point and requests that these are removed.

As mentioned above, two hectares of land is an adequate provision for delivering a 2FE primary The reference under this heading should therefore be amended to reflect this requirement.

HCC are committed to delivering net gains in biodiversity and following the national planning policy mitigation hierarchy.

The eastern part of the site is subject to a non-statutory Local Wildlife Site (LWS) designation in recognition of the relatively higher quality grassland it supports. It is understood that the botanical interest has developed as a result of sympathetic management after re-seeding but is apparently sufficient to meet the 'Neutral Grassland' LWS Selection Criterion.

Further survey work will be undertaken in May 2021 in order to better understand the quality and extent of the 'neutral grassland' habitat present, and to inform further options for masterplanning of the site. HCC will have further information in relation to this ahead of the next stage of the Local Plan publication.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title	Tring
ID	EGS14941
Person ID	1270840
Full Name	RUTH DAGGETT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new. access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance .

Yes / No
 * Yes
 * No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS14949

Person ID 1270841

Full Name CLAIRE MAYO

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * Yes
 * No

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town -which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

What about the impact on local schools, doctors what plans are in place to accommodate the increased population?

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS14951

Person ID 1270843

Full Name CHRISTOPHER MAYO

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS14958
Person ID	1207224
Full Name	Chris Padley
Organisation Details	Environment Agency
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Please note that a Sequential test and a level 2 Strategic Flood Risk Assessment (SFRA) will need to be carried out for any site allocations that have flood risk before we would consider the local plan sound.</p> <p>Our detailed comments are provided below, following the general order of the topics presented in the draft local plan document. Where we wish to see policies strengthened we have outlined the additional content we would like included. While waste water capacity has been mentioned, it will need to be embedded within plan policies for us to find the plan sound. Major development should be required to demonstrate that there is adequate capacity for local water supply. The subject of water resources and supply needs to be embedded as much as possible within any development plan.</p> <p>Wherever green infrastructure is mentioned we would like to see this changed to 'green and blue infrastructure' to recognise the importance of the interconnectivity of the green and blue network.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS14997
Person ID	1207224
Full Name	Chris Padley
Organisation Details	Environment Agency
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Our records show that this site is part of a local wildlife site. The appropriate body should be consulted to ensure this site is suitable for development. You will need to include appropriate acknowledgement of site and that it will be protected/enhanced throughout development.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15003
Person ID	869019
Full Name	Mrs Shelley Savage
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Tring comment	Tr03: I recently walked along a footpath which is on the boundary of this proposed housing development, and the view of the Chiltern Hills would disappear because of buildings. This is a very bad place to create a housing estate. It will certainly negatively affect the Chilterns AONB.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15004
Person ID	869019
Full Name	Mrs Shelley Savage
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Tr05: The access to this proposed area of 50 houses from Miswell Lane may look sensible on a map but the narrow overcrowded road is certainly not amenable to <u>any</u> more traffic.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring

ID	EGS15005
Person ID	869019
Full Name	Mrs Shelley Savage
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tr06:</p> <p><i>Replacement of Local History Museum within the new development.</i></p> <p>This suggestion has deeply distressed the 200+ members of Tring & District Local History and Museum Society. The building is part of Tring's historic heritage. It has been carefully designed over a number of years and the proposal to include a volunteer-run site within a commercial Supermarket seems far-fetched and totally impractical. The site is a fine historic space which could be sympathetically enhanced. The local council's proposals for more parking is a good suggestion for the time being.</p> <p>A Supermarket on this site, with access from the narrow Brook Street, and with no extra parking, is far from practical. By definition, supermarkets are places for buying in large quantities, for which a motor vehicle is required to transport the purchases home.</p> <p><u>Dunsley Bungalow</u>: I agree that this Heritage site should be separate from any development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS15025
Person ID	1270845
Full Name	DOMINIC LAWRANCE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Countryside to the north-east of Tring: site Tr03 / parcel 124[1]</p> <p>This large parcel is considered at pages 201-206 of the Arup draft “Dacorum Borough Landscape Sensitivity Study”. The draft report concludes that it has medium-high landscape sensitivity, <i>“primarily a result of the intervisibility with the Chilterns AONB, large area of open agricultural land and lack of intrusive urbanising influences which creates a high scenic quality”</i>.</p> <p>This parcel is surrounded on three sides by the Chilterns AONB, and despite the flattish topography in this immediate area, any development on this parcel is bound be detrimental to the surrounding AONB. Such development cannot fail to be harmful to the wildlife corridor which runs along the north-eastern edge of the parcel, beside the Grand Union Canal, or to be damaging to the aesthetic qualities of the canal itself, which is part of the AONB and has high amenity value for local residents and indeed visitors to the area.</p> <p>Development on this area also poses a high risk of damage to views from higher areas of the AONB to the north / north-east of the parcel, with which there is intervisibility. This includes the beautiful ancient beech woodland within the AONB approximately a kilometre to the north-east (marked green in the map on page 204 of the Arup report). There is also a degree of intervisibility with more distant parts of the AONB including the famous and highly-valued Ivinghoe Beacon.</p> <p><u>For all these reasons development on this parcel would be absolutely disastrous, and would be a very obvious breach of DBC’s obligation under the NPPF to conserve and enhance the AONB and its setting.</u></p>

[1] Parcel 124 is the reference used in the Arup draft "Dacorum Borough Landscape Sensitivity Study".

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15070

Person ID 1270855

Full Name JOANNA MANE

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring am opposed to the development of proposed site Tr01
comment

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic tree - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Stop developing, save our countryside & save the planet / lives ultimately –

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS15106

Person ID 1270925

Full Name Mrs Kathryn Salway

Organisation Details Extinction Rebellion Dacorum

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes	
* No	
Proposals and Sites Tring comment	Yes, already explained in Question 4 In the case of Tring, the amount of housing and the potential area affected is very significant and includes the addition of 2,731 new houses, 1 new secondary school, 2 new primary schools, and associated retail, sport and industrial developments – almost doubling the size of the town. This equates to a 55% increase in houses for Tring, mostly on Green Belt land. The proposed developments on the Green Belt, particularly in East Tring, are not connected with services or the town and will therefore have a considerable impact on the environment, air quality and GHG emissions.
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15169
Person ID	1270993
Full Name	MRS MERRIL TRUEMAN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	In addition to the points raised in the document, I have grave concerns regarding the disruption to the wildlife and decimation of their habitat along Marshcroft Lane and the canal side areas. There is also a likelihood of flooding in this area being massively increased. Flooding has been prevalent without the additional building being added.
Yes / No	
* Yes	
* No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15174
Person ID	1270993
Full Name	MRS MERRIL TRUEMAN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring. further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site 's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p>

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03. these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms .

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15175
Person ID	1270993
Full Name	MRS MERRIL TRUEMAN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15184
Person ID	1270998
Full Name	PAUL HARRIS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site 's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought</p>

to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council ' s own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS15185

Person ID 1270998

Full Name PAUL HARRIS

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No No

* **Yes**

* No	
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15194
Person ID	1142578
Full Name	Mr Norman Brooks
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p>

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

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With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15195

Person ID 1142578

Full Name Mr Norman Brooks

Organisation Details

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15196
Person ID	1142578
Full Name	Mr Norman Brooks
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15236
Person ID	1158911
Full Name	Mrs Suzanne Gray

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I must protest about the amount of building that is proposed for Tring. Tring being a small market town with character. The site owned by the council is unsuitable for development as it will bring so many more people into the area, 400 houses will probably house 1,200 extra people. The schools, GP practices will be unable to cope with so many extra people.</p> <p>Cow lane has parking problems on Sunday mornings with the football, rugby and squash club members. There are also many road accidents at the junction of Cow Lane, Station Road and Grove Road. Cow Lane I imagine would have roads onto the site as well as the road linking Tring and the A41. The site being opposite the double roundabout.</p> <p>Britain needs its farms to feed its population, and the Chiltern area is a beautiful rural environment if we are not careful it will be concreted over from Watford to Waddesden.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15247
Person ID	1271086
Full Name	MRS PATRICIA BEL-BARKO
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15248
Person ID	1271086
Full Name	MRS PATRICIA BEL-BARKO
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No
* Yes
* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS15249

Person ID 1271086

Full Name MRS PATRICIA BEL-BARKO

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

No

**Proposals and Sites Tring
comment**

Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared

Yes / No * Yes * No	
Proposal & Sites Tring	
Other Sites comment	
Included files	
Title	Tring
ID	EGS15254
Person ID	1271087
Full Name	J BERTOLOTTI
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>[Tr01, Tr02, Tr03 & Tr06]</p> <p>I was shocked by the recent information on the growth of Tring. I find it inconceivable that Dacorum should contemplate a 55% growth in Tring</p> <ul style="list-style-type: none"> • Loss of Green Belt • Traffic Pollution – our narrow streets are already heaving with traffic • The relocating of our local history museum which local people have worked so hard for • With so much more housing the need for more schools, doctors etc <p>I hope you will take these points into considering destroying our town</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15267
Person ID	1271100
Full Name	LINDA COTTRELL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Trings residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local resident!: in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15268

Person ID 1271101

Full Name LOUISE WALDRAM

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

am opposed to the development of proposed. site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations. ·

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc• for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS15309

Person ID

1250151

Full Name

Andrew Marsh

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>TR01: Durnsley Farm</p> <p>TR02: New Mill and</p> <p>TR03: East of Tring</p> <p>These sites have the potential to affect a number of designated and non-designated heritage assets, and as such Heritage Impact Assessments (HIA) will be required prior to allocation to assess their suitability, to determine their extent, design and capacity, and to inform any development criteria that may be required within Policies TR01, TR02, and TR03 in order to avoid or mitigate any harm identified.</p> <p>The TR01: Durnsley Farm site fills in the agricultural land between the Grade II Registered Tring Park and the non-registered (although potentially locally-listed) parkland associated with grade II-listed Pendley Manor. TR02: New Mill and TR03: East of Tring represents an area of major development within the wider settings of both designed landscapes.</p> <p>At Tring Park any views eastwards from the grade II* mansion, its surrounding gardens, or the grade II* Clock House will need to be taken into consideration. Topography, vegetation and features (estate walls) suggest that designed views or other more informal, fortuitous visibility from within wider parts of the park may be somewhat limited; however, it would be good to understand more about the visibility of these sites from the Summerhouse and the western extents of the Charles II ride - both at present (quite wooded) and as originally intended (more open). Also, there may be visual impacts to views from Stubbing's Wood on elevated land west of the Registered Park and Garden (RPG) - while outside of the RPG, this area was part of the Rothschilds' holdings and a part of their designed landscape. Both the Temple and Stubbing's Wood afford views east towards the Bridgewater Monument at Ashridge.</p> <p>While non-registered, Pendley also benefits from the agricultural land making up TR01 - perhaps more consciously than Tring Park. Indeed, the western boundary of Pendley, both at present and historically, appears to be more open allowing views to the west-southwest from parts of the park towards the rising land within Tring Park.</p> <p>This land provides part of the rural setting for both landscapes, and filling-in this open land with new development, and potentially larger commercial/employment development, has the potential to cause some harm. While Policy TR01 acknowledges the RPG, it will be important for the masterplan to include an appropriate setback along Cow Lane and</p>

London Road to preserve some sense of openness, to retain view corridors (where possible), and to limit building heights (responding to a clear understanding of the intended designed views from Tring Park and Pendley Manor).

We recommend that Policies TR02 and TR03 include specific mention of Tring Park, particularly its elevated views, amongst the site-specific requirements under both “Landscape Considerations” and “Historic, Environment and Cultural Heritage”.

Given the scale and relative complexity of development proposed, we strongly advise that a masterplanning exercise / Concept Framework is carried out prior to a planning application being submitted and determined. This work should be informed by and reflect the findings of the detailed HIA, and this should be stipulated in policy.

Finally, there remains the wider issue of population increase within Dacorum LPA, and in particular Tring and the resulting recreational pressure on sites like Ashridge and Tring Park. There may be a strong case to be made for the provision of new strategic green infrastructure (high quality parks and green open space across the Borough) as alternatives to existing sensitive historic (and natural sites), to mitigate the impacts of increasing recreational pressure as a result of development at TR01, TR02, and TR03. Thus, the new public open space created on sites like TR02 and TR03 will be incredibly important. Again these requirements will need to be incorporated into these policies.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15334

Person ID 1271158

Full Name Mr James Elliott

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding .Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS15338
Person ID	1271162
Full Name	Mrs Jill Thompson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town -which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Tring High St is very narrow and unsafe for pedestrians when buses and wide vehicles use it, and just cannot cope with the traffic, it just needs one parked vehicle and the congestion can back up along the A41

The Pandemic has shown us that we need fields and green space to exercise and stay sane!

Our market towns are being ruined with housing estates and empty shops. What has happened to our GREEN AND PLEASANT LAND there will be none for our grandchildren. I STRONGLY OBJECT.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15343

Person ID 1271220

Full Name MAUREEN RUMSEY

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**

* No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS15344
Person ID	1271220
Full Name	MAUREEN RUMSEY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p>

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Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS15345

Person ID

1271220

Full Name

MAUREEN RUMSEY

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

Yes / No

* **Yes**

* **No**

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15346
Person ID	1271220
Full Name	MAUREEN RUMSEY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p>

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS15347

Person ID

1271220

Full Name

MAUREEN RUMSEY

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

Yes / No

* **Yes**

* **No**

Yes

Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS15355
Person ID	1145662
Full Name	Mrs Catherine Anderson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low</p>

even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

A higher proportion of houses should be built on brownfield sites in the existing urban areas of Hemel Hempstead, Berkhamstead, Tring and Kings Langley with Tr01 used for denser building of affordable homes. This site is suitable placed to reduce traffic use, being near the town and the A41, unlike the Green Belt area, which is poorly situated. Green Belt areas should only be used in exceptional circumstances.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15356

Person ID 1145662

Full Name Mrs Catherine Anderson

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	<p>ven the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS15360
Person ID	1271224
Full Name	HAZEL B SMITH
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p>

Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

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The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Additional hand written text retyped here – SW 21/4/21

What about Doctors, Nurses, Midwives, Dentists and Care Workers for the disabled and the older generation?

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS15361

Person ID	1271226
Full Name	SIMON SMITH
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>am opposed to the development in Tring of numerous sites in and around the town. I have already objected separately to the plans for the development of the farms in proposed development site Tr01. I would also like to express my concern over the excessive development on green belt land on the north side of Tring which would effectively join Tring up to the hamlet of Tring Station. I can understand that some housing is necessary but this development would mean an increase over 50% for Tring. It will also have a detrimental affect on the wildlife in what is completely unspoilt countryside.</p> <p>Why is Dacorum accepting these central growth figures from Government that are not substantiated by evidence and are based upon outdated ONS projections and an arbitrary and simplistic algorithm? This sort of development with change Tring beyond recognition. I have lived in this town since 1969</p> <p>-</p> <p>and it will overwhelm the infrastructure of schools, doctors, water and waste and the traffic systems.</p> <p>-</p> <p>Tring is a special and very historic place to live in and this will destroy it.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15362
Person ID	1271226

Full Name	SIMON SMITH
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The proposed development on the Market Place, Auction Rooms and Fire Station is completely out of place, the road access via Brook street is far too narrow and any proposed supermarket should be on west side of Tring, as there is already provision the proposed part of the town with Tesco, Morrisons and Marks and Spencers. The Tring Market Auctions is a thriving business and the Farmers Market has recently started using the Market Place again due to a big increase in footfall at its twice monthly markets. There is also a sympathically recently renovated building in the square which is now our Tring local history musuem. This is used frequently by the inhabitants and visitors to the town. The central Market Place is a historical site within Tring.</p> <p>The space should be utilised for the good of the town. With changes we have recently seen due to Covid with people working from home and shopping locally it is important that the markets and local business survive. The Fire Station is also an essential service and should be located where it can quickly access parts of the town and also the bypass.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15364
Person ID	1271226
Full Name	SIMON SMITH
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01.</p> <p>I live on (address removed) and regularly walk the footpath through the proposed site as i have done so for many years. We all know it is important to protect our habitats and in fact re-wild urban spaces this act destroying of such a beautiful pocket of land is totally uncalled for. It provides an excellent habitat for many wild birds, mammals and insects and the farms are an important part of the town's identity. Cow Lane is already a busy route with many cars far exceeding the speed limit and it will only increase the traffic in that area as well as the rest of the town. There are regularly road accidents at the junction with the old A41 now the A4251. Tring does not have the infrastructure to support such a large scale development.</p> <p>This proposed development will totally change the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>I have lived in Tring since 1969 and it has a unique character which would be changed beyond all recognition should this development take place. I regularly shop at Dunsley Farm Shop and have known the (name removed), who run the farm, for a long time. This farm is an important part of Tring and we should not lose it. The farm land on the far side that is currently farmed by (name removed) is also an important part of our landscape and natural habitat. The public right of way across the farmland is regularly used and has enormous benefit to many people. There is an abundance of hedgerows with important plants for wildlife habitats. In the spring and summer it has a beautiful diversity of wild meadow flowers and a lot of people use the footpath. Irreparable harm would be done to the unique character of the historic market town - but it will also destroy the much needed wildlife habitats which are just as important for all of our wellbeing. These must be preserved for current and future generations. The farms create wildlife corridors between Tring Park and Pendley down to Aldbury and Ashridge, our local wildlife heritage is of critical importance.</p> <p>This development would bring a greater amount of traffic to the town and many of the roads are not suitable already. In my opinion a better use would be for dedicated recreational use to benefit the whole town by expanding the playing fields with proper parking and facilities. Adding woodland and wildlife habitats with dedicated footpaths. The pendley sports centre desperately needs more parking spaces</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15365
Person ID	1271227
Full Name	JOYCE COOK
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town -which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p>

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15371

Person ID 1149688

Full Name Lynda Hobley

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

Non Eco Friendly & Definitely NOT 'green' planning

The land proposed for housing between Station & Bulbome Roads in Tring is regularly flooded & the water regularly cascades down the banks of the Grand Union canal tow path, filling the canal with mud & debris as well as weakening the tree roots. The surrounding roads are narrow and this huge spread of urbanisation will not only increase the risk of

further flooding and badly affect the water table, but cause real harm to the already threatened insects, pollinators and wild life! You can't regain precious farm and green belt land once it's concreted over! By ever widening the town's area, the essential pathways for bees, birds and wildlife are too large to traverse!

Re-wilding forests elsewhere to only concrete over essential farmland & Green Belt in the countryside is counter-productive to achieving better ecological conditions and hardly beneficial to human or

wildlife!! We should treasure our farmland even more than Green Belt! As an island we are dependent on our farming community to provide essential food, tend the land and support/grow local economies. Two World wars taught our predecessors that being dependent on imported goods is never a good idea! Thousands of acres of farmland have already been lost in our local area and we

lose even more at our peril!

Yes / No

* Yes

* No

Proposal & Sites Tring
Other Sites comment

Included files

Title

Tring

ID

EGS15372

Person ID

1149688

Full Name

Lynda Hobley

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

Yes

Proposals and Sites Tring
comment

Transport

There are regular buses from the station to Tring town, a by-pass to the **M1** & M25 and a rail link to

Euston. However, the station isn't adequate for the existing population, let alone the huge increased population proposed! There is already insufficient parking, trains are overcrowded and minimal - it is currently better to drive to Berkhamsted station which has more parking available and more frequent

trains. With expansion plans for *that* town & local area included in the Draft Local Plan, the rail link will no longer be as efficient or as comfortable for passengers from either town!'

Tring Town Centre

I have know idea what the plan is for the area that currently holds our Fire Station and Auction Rooms

.... but, due to off road parking and its narrow, restricted road, Brook Street is already often un passable and Tring High Street junction gets badly grid locked during rush hour and school open/closing times. With proposed housing/industrial units to be built over Dunsley Farm and further between the High Street and M 1, to then propose yet another supermarket & more similar units around the ancient Market Place/Town museum and car park is madness! Even more traffic will be exiting into Brook Street and create chaos plus major grid-lock during the morning and evening rush hour! The crossing near the Town Museum is used by school children as well as a huge number of pedestrians and will need traffic lights and manning if accidents are to be prevented - this, in tum, will cause further chaos & don't get me started on the mayhem to be caused during construction work!

In my view the draft expansion proposals are simply too much and will totally ruin the historic market **town** of Tring. The new private housing is outside the reach of most young local families and even the 'affordable housing, is likely to be inaccessible to those born locally. Life for current residents in all three expansion areas will become more stressful , the lack of facilities & infrastructure will mean long waiting lists for medical/ dental care, families will be split as local children wanting to marry and buy a home will be forced further and further from the area and, with schools overflowing, more and more local children of all ages with need to be schooled out of town (a nightmare for families). Residents will move from living in a semi idyllic, rural, market town to an urbanised mini hell with little infrastructure, facilities or advantages!

The majority of people moving into all these new private estates will not be local, but probably London overspill and those who are currently homeless will always be higher on the list than locals who are desperate for housing but cannot privately buy. Tring will be a culture shock for city dwellers used to a more urban life so with a possible clash of social expectations & lifestyles, I suggest higher petty crime could result ...

By 2038 the Government and Councils will already be looking at a higher demand for housing and for even more land to urbanise. For far too many country people, England's *'Green and Pleasant Land'* will be nothing more than a long lost memory.

I sincerely hope Politicians and Councillors know what they're doing - but doubt it! People are not robots or androids but humans who need to keep in touch with the earth and nature, live in suitable, well built, sustainable & harmonious housing areas - **these are not what is proposed** and *I vehemently oppose the Draft Local Plan.*

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15389

Person ID 1271253

Full Name Mr Nicholas Martin

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01
It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.
Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.
A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15390

Person ID 1271254

Full Name Mrs Deborah Martin

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

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The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS15391

Person ID

1271255

Full Name

Ms Andrea Durrant

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment**

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

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The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Too much AONB has been taken already by the LA5 / Roman Park development. Tring will end up one huge urban conurbation with little infrastructure.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15397

Person ID 1271257

Full Name Mr Alastair Hogben

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green belt review and certainly, in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. 11 is not clear therefore why based upon the provisions of the site ' s size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p> <p>The sites at Tr02 and Tr03 also have a substantial amount of local wildlife, including bats, badgers, kingfishers and newts all of which would terminally affected by this development.</p> <p>In terms of the local amenity, there are no proposals I can see which enhance the medical facilities for Tring.</p> <p>In addition, the suggestion that improved cycle routes would somehow solve the already awful parking / pick up situation at Tring Railway Station suggests that the authors of this plan have not tried to catch a train from Tring at 9 o clock in the morning.</p>
Yes / No * Yes	

* No	
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS15402
Person ID	1271257
Full Name	Mr Alastair Hogben
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green belt review and certainly, in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site 's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the</p>

Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

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With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

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In terms of the local amenity, there are no proposals I can see which enhance the medical facilities for Tring.

In addition, the suggestion that improved cycle routes would somehow solve the already awful parking / pick up situation at Tring Railway Station suggests that the authors of this plan have not tried to catch a train from Tring at 9 o clock in the morning.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title

Tring

ID

EGS15403

Person ID

1271257

Full Name

Mr Alastair Hogben

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* No	
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green belt review and certainly, in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings. Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site 's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p> <p>With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.</p> <p>The sites at Tr02 and Tr03 also have a substantial amount of local wildlife, including bats, badgers, kingfishers and newts all of which would terminally affected by this development.</p> <p>In terms of the local amenity, there are no proposals I can see which enhance the medical facilities for Tring.</p> <p>In addition, the suggestion that improved cycle routes would somehow solve the already awful parking / pick up situation at Tring Railway Station suggests that the authors of this plan have not tried to catch a train from Tring at 9 o'clock in the morning.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS15409
Person ID	1259631
Full Name	Fay Copestake
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I propose that green belt land is protected at all costs (Tr02 and TR03) and the number of dwellings required to be reassessed across the whole areas</p> <p>Any residential dwellings or buildings built for purpose must be assessed for building on Brownfield areas and there must be careful consideration with regard to good quality,well built, environmental and wildlife friendly affordable homes. Not overpriced properties cheaply built which may later become part of urban decay.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15410
Person ID	1259631
Full Name	Fay Copestake
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I propose that green belt land is protected at all costs (Tr02 and TR03) and the number of dwellings required to be reassessed across the whole areas Any residential dwellings or buildings built for purpose must be assessed for building on Brownfield areas and there must be careful consideration with regard to good quality,well built, environmental and wildlife friendly affordable homes. Not overpriced properties cheaply built which may later become part of urban decay.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15411
Person ID	1259631
Full Name	Fay Copestake
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I do not think that demolishing landmarks like Tring Local Museum and Auction Rooms would benefit the town in any way. TR05 TR06 They are a focal part of the community and draw in visitors from afar and I suggest they be included in the future plans for Tring.

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15412
Person ID	1259631
Full Name	Fay Copestake
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	I do not think that demolishing landmarks like Tring Local Museum and Auction Rooms would benefit the town in any way. TR05 TR06 They are a focal part of the community and draw in visitors from afar and I suggest they be included in the future plans for Tring. I am very concerned about a new supermarket being built with existing supermarket and retail areas being demolished when the existing ones could be improved. There is also a great deal of online shopping now. High Street shops should have more support to encourage local retail again and perhaps be geared to artisan/ food shops. The large retail shops are becoming extinct, times are changing.
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15416

Person ID	1271259
Full Name	Dr Sarah Coren
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town -which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS15420
Person ID	1271262
Full Name	Carol Lawrence
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I would like to make the following comments on the above draft local plan.</p> <p>Over the past few years various planning applications have been lodged and rejected for many reasons on the area TR06. This is one, if not the busiest and one of the highest pollution recording areas in the town.</p> <p>During school times the roads surrounding Tring School and Grove Road Schools are gridlocked because of the traffic trying to get down Station Road and Mortimer Hill onto the High Street and Brook Street mainly to get to the other side of the town: unfortunately the Brook Street problem has been ongoing for many years. The road is very narrow and there are many accidents on the bend near the fire station and Mill Gardens involving buses, wide 'vehicles, lorries etc. There have been road widening proposals going as far as the early 1970's for a very short stretch near the entrance to Mill Gardens but these obviously did not come to fruition.</p> <p>This congestion problem will be worse once the expansion of Tring School is eventually finished. More students will be bused in from the surrounding villages and more will be driven to and from the school by parents from the proposed new developments at New Mill and Tring West. How far ahead has thought been given to Tring School? Will the current expansion of the school only enable the school to take pupils from the town and surrounding areas. There are current newcomers to the town who cannot always enrol at the school. What about the children from the proposed new developments? If the proposed new housing quota is reduced then there is less likelihood that the proposed new schools will be built. Developers also have a nasty habit of running out of money in this respect schools often being the last things to be built on sites.</p> <p>The present Tring East area is well catered for with regards to food outlets: another supermarket is not needed. Thought needs to be given to Tring West and New Mill. Residents in these areas are very badly served - especially those in Tring West who will need transport for shopping, etc. The By-Pass is only a short distance away. Could they not find 'it' a better option once in their cars to take the by-pass into Aylesbury or Hemel Hempstead where there are a multitude of</p>

shops to choose from and better parking. Perhaps there will be many like-minded New Mill residents too. A large source of revenue lost to Tring.

The Tring Local History Museum is the only such local history museum (I believe) in the borough. Have any thought been given to its relocation? The building is part of Tring's history. It is on the site of the old cattle market and the building went on to house the original offices of Tring Auctions (later to become Tring Market Auctions) before the company relocated to its present site.

The auctions bring in a large number of people to the town on a regular basis who also provide income for the local shops and businesses not just on sale days but through the week when dealers and buyers deliver and collect their goods and not to mention the public on viewing days. In normal circumstances the auctions have permanent 'staff' of around 20 and also employ a number of part time staff. Until recently the auctions were one of the biggest employers in the town. Over the years they have also supported many organisations with their fund-raising. Where could the auctions be re-located to in the area?

The proposal to move the fire station to TR01 (Dunsley Farm) needs more consideration especially with regard to access on to London Road. At the moment visibility onto and from the site leaves a lot to be desired. Presumably the possibility of a mini roundabout at the entrance to Tesco's will have to be thought about. Is there room? London Road will have to be widened to allow fire engines to exit the site.

I hope that some consideration will be given to the comments above. Thanking you for your time.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15421

Person ID 1271262

Full Name Carol Lawrence

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes	
* No	
Proposals and Sites Tring comment	<p>I would like to make the following comments on the above draft local plan.</p> <p>The proposal to move the fire station to TR01 (Dunsley Farm) needs more consideration especially with regard to access on to London Road. At the moment visibility onto and from the site leaves a lot to be desired. Presumably the possibility of a mini roundabout at the entrance to Tescos will have to be thought about. Is there room? London Road will have to be widened to allow fire engines to exit the site.</p> <p>I hope that some consideration will be given to the comments above. Thanking you for your time.</p>
Yes / No	
* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15422
Person ID	1271263
Full Name	Miss Emily Easthorpe
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p>

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring' s residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

It will overwhelm Tring and Berkhamsted, put strain on our communities and overload local facilities.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15423

Person ID 1271264

Full Name Miss Chloe Easthorpe

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Proposals and Sites Tring comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and. this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring F?ark and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

It will overwhelm Tring and Berkhamsted, put strain on our communities and overload local facilities.

Yes / No
 * Yes
 * No

Proposal & Sites Tring Other Sites comment

Included files

Title Tring

ID EGS15424

Person ID 1271265

Full Name Mr Troy Easthorpe

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring' s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost <i>forever</i> if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>It will overwhelm Tring and Berkhamstead, put strain on our communities and overload local facilities.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15425
Person ID	1271272
Full Name	Mrs Alison King

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01.</p> <p>It will ruin the beautiful landscape on the main entrance to Tring, which is surrounded by the Chilterns Area of Outstanding Natural Beauty, and ruin the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>Tring does not have sufficient services, GPs and infrastructure to support the plans.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15426
Person ID	1271273
Full Name	Mr Steven King
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01.</p> <p>It will ruin the beautiful landscape on the main entrance to Tring, which is surrounded by the Chilterns Area of Outstanding Natural Beauty, and ruin the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>Tring does not have sufficient services, GPs and infrastructure to support the plans.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15427
Person ID	1271276
Full Name	Mrs Olivia Elliott
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	Yes

* No	
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS15428
Person ID	1159330
Full Name	Mr Henry McKinlay
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01. I also think the proposed development of site Tr03 is too big.</p> <p>At site Tr01 it will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors..</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Tring cannot cope with expansion on this scale. One small example is the car park at Tring station. It is already impossible to park there during off-peak hours (pre-covid, of course). Huge expansion would be required. And that principle applies to all other infrastructure and service facilities in Tring.

These proposals are simply too much. Please scale them back substantially.

- 1 The Tr01 proposals are likely to cause environmental damage, and loss of amenity.

What is more, Site Tr03 proposal is Far Too Big, and coupled with other developments would cause a big rise in traffic, on approach-roads-and through the-historic little town's streets.

Tring cannot cope with expansion on this scale without suffering irreparable damage to the character of the Historic Town, on account of traffic flows and congestion in town.

The proposals altogether are a blueprint for the Destruction of the Historic Town of Tring, whose streets and amenities cannot be expected to bear the burden that the proposals would put on them.

Is it planned that buildings demolition and extensive street- widening will be needed to make the proposals work to required standards?

2. The major road junction proposed for the already problematical Cow Lane, along with other necessary major junctions along London Road necessitated by the plans, invite more congestion.

3. There is big conflict here between Whitehall's political aims and the needs of local people.

4. These proposals are EXCESSIVE and need to be greatly down-scaled substantially

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15429

Person ID 1159330

Full Name Mr Henry McKinlay

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Yes

Proposals and Sites Tring
comment

I am opposed to the development of proposed site Tr01. I also think the proposed development of site Tr03 is too big.

At site Tr01 it will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors..

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer.

There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Tring cannot cope with expansion on this scale. One small example is the car park at Tring station. It is already impossible to park there during off-peak hours (pre-covid, of course). Huge expansion would be required. And that principle applies to all other infrastructure and service facilities in Tring.

These proposals are simply too much. PLEASE scale them back substantially.

- 1 What is more, Site Tr03 proposal is Far Too Big, and coupled with other developments would cause a big rise in traffic, on approach-roads-and through the-historic little town's streets. Tring cannot cope with expansion on this scale without suffering irreparable damage to the character of the Historic Town, on account of traffic flows and congestion in town.

The proposals altogether are a blueprint for the Destruction of the Historic Town of Tring, whose streets and amenities cannot be expected to bear the burden that the proposals would put on them.

Is it planned that buildings demolition and extensive street- widening will be needed to make the proposals work to required standards?

2. The major road junction proposed for the already problematical Cow Lane, along with other necessary major junctions along London Road necessitated by the plans, invite more congestion.

3. There is big conflict here between Whitehall's political aims and the needs of local people.

4. These proposals are EXCESSIVE and need to be greatly down-scaled substantially

Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15435
Person ID	1271088
Full Name	MIKE WALTERS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area,</p>

accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme

of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS15436

Person ID 1271088

Full Name MIKE WALTERS

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.</p> <p>TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.</p> <p>Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme</p> <p>of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.</p> <p>Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	

Title	Tring
ID	EGS15437
Person ID	1271088
Full Name	MIKE WALTERS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15448
Person ID	350823
Full Name	Mrs Sue Yeomans
Organisation Details	Chairman Chilterns Countryside Group
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<ul style="list-style-type: none"> The Green Belt sites in the LP do not satisfy the criteria for reduction of greenhouse gases and air quality (4.5). In particular the sites to the East of Tring and to the South of Berkhamsted are located some 2 miles from the respective town centres and therefore, it is highly unlikely that future residents would walk to the town centres, especially if they are returning with heavy bags of groceries. Indeed, other facilities such as doctors' surgeries are even further away. <p>Residents would be far more likely to drive into town, thus increasing pressure on parking, greenhouse gas emissions; whilst there may be some provision of public transport, it is questionable whether this would be economically viable and may need support from the Council.</p> <ul style="list-style-type: none"> The CCG understands that the decision to select Green Belt sites to the East of Tring for development was driven by their proximity and access to Tring Railway Station (which is sited c2 miles out from the town centre). <p>However, it is now recognised by Government and commercial organisations that the Covid19 pandemic has drastically altered, permanently, how people will work in the future. Future work patterns are more likely to rely on technological communication between home-based sites rather than daily commutes to urban work places. Travel to/from work has dropped dramatically; this is likely to continue so access to transport hubs, such as railway stations, will be less important.</p> <p>Therefore, the specific LP sites in Tring which rely upon access to the town's station for their viability no longer meet criteria for connectivity and traffic reduction. Demand for daily travel by train will simply not be there. Railway companies are already revising their business plans.</p> <ul style="list-style-type: none"> As identified in section 2, the CCG strongly objects to any development of agricultural land, particularly, when this is classified as high quality Grade 2 (4.6), which sites to the East of Tring (TR 02 & TR 03) are. There is absolutely no evidence for sustainability justifying or even mitigating such development.
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15452
Person ID	350823
Full Name	Mrs Sue Yeomans
Organisation Details	Chairman Chilterns Countryside Group
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<ul style="list-style-type: none"> The CCG supports measures to improve the economy of the Borough's towns, but this should not be at the expense of developing sites which are already thriving businesses (such as Tring Brewery) or have historical value to the town (such as Tring Museum). The Group does not support the development of a new large supermarket on the edge of Tring as not only is this likely to attract shoppers away from the town centre shops & weekly markets but will also increase traffic. We find this completely unnecessary with the currently undeveloped Lidl site at Northchurch/Berkhamsted and the wide range of supermarkets already within a short drive & served by public
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15495
Person ID	1271396

Full Name	PATRICIA NEWTON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01 (and Tr02 and Tr03 – please see other completed form)</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives</p>

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

If these plans go ahead Tring will be a 'new town' and no longer a desirable place in which to live. The proposed plans destroy the very reasons people have come to live in our small, charming market town.

The reasons people have moved to live in Tring are because of its status as a small market town, surrounded by beautiful countryside, green fields, woodlands, accessible areas for walking and cycling in areas of outstanding national beauty.

We don't want or need high density housing, large supermarkets, shops, more traffic. If we'd wanted these we'd have bought a house in Hemel Hempstead or Aylesbury.

Tring has already expanded massively in the last 40-50 years. The huge Silk Mill estate, Grove Park, Roman Park, Dundale Wood area, St Francis Close, both sides of Brook Street, Netherby, Hollyfield, Dorian + Damask Closes, plus plenty of in-filling and demolition of individual houses in order to provide more homes. The scale of the proposed development is heartbreaking and depressing.

If these plans go ahead Tring will be a "new town" and no longer a desirable place in which to live. The proposed plans destroy the very reason people have come to live in our small, charming market town.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS15496

Person ID 1271396

Full Name PATRICIA NEWTON

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The reasons people have moved to live in Tring are because of its status as a small market town, surrounded by beautiful countryside, green fields, woodlands, accessible areas for walking and cycling in areas of outstanding national beauty.</p> <p>We don't want or need high density housing, large supermarkets, shops, more traffic. If we'd wanted these we'd have bought a house in Hemel Hempstead or Aylesbury.</p> <p>Tring has already expanded massively in the last 40-50 years. The huge Silk Mill estate, Grove Park, Roman Park, Dundale Wood area, St Francis Close, both sides of Brook Street, Netherby, Hollyfield, Dorian + Damask Closes, plus plenty of in-filling and demolition of individual houses in order to provide more homes. The scale of the proposed development is heartbreaking and depressing.</p> <p>If these plans go ahead Tring will be a "new town" and no longer a desirable place in which to live. The proposed plans destroy the very reason people have come to live in our small, charming market town.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15497
Person ID	1271396
Full Name	PATRICIA NEWTON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>The reasons people have moved to live in Tring are because of its status as a small market town, surrounded by beautiful countryside, green fields, woodlands, accessible areas for walking and cycling in areas of outstanding national beauty.</p> <p>We don't want or need high density housing, large supermarkets, shops, more traffic. If we'd wanted these we'd have bought a house in Hemel Hempstead or Aylesbury.</p> <p>Tring has already expanded massively in the last 40-50 years. The huge Silk Mill estate, Grove Park, Roman Park, Dundale Wood area, St Francis Close, both sides of Brook Street, Netherby, Hollyfield, Dorian + Damask Closes, plus plenty of in-filling and demolition of individual houses in order to provide more homes. The scale of the proposed development is heartbreaking and depressing.</p> <p>If these plans go ahead Tring will be a "new town" and no longer a desirable place in which to live. The proposed plans destroy the very reason people have come to live in our small, charming market town.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15498
Person ID	1271162
Full Name	Mrs Jill Thompson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

* Yes

* No

Proposals and Sites Tring comment

I am opposed to the development of proposed site Tr01

It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.

Irreparable harm would be done to the unique character of the historic market town -which must be preserved for current and future generations.

A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.

These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.

Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed.

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Tring High St is very narrow and unsafe for pedestrians when buses and wide vehicles use it, and just cannot cope with the traffic, it just needs one parked vehicle and the congestion can back up along the A41

The Pandemic has shown us that we need fields and green space to exercise and stay sane!

Our market towns are being ruined with housing estates and empty shops. What has happened to our GREEN AND PLEASANT LAND there will be none for our grandchildren. I STRONGLY OBJECT.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15505

Person ID 400475

Full Name Mr Michael Demidecki

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Yes

Proposals and Sites Tring
comment

Growth Area TR01 Dunsley Farm (pages 316-317)

It is said below map 42 that “the employment development should consist mainly of units under around 2,000 sq metres. This should be the maximum size allowed. Indeed there should be no “office, industrial and storage or industrial floorspace” in this site at all. A far better place would be to the north of the A41 between Tring and Aylesbury and there should be liaison with Aylesbury Vale District Council concerning this.

Biodiversity and Green Infrastructure (page 317)

The area allocated for key development land is too large without allowance for green space. My proposal is the retention of that part of Cow Lane Farm Meadows (the whole field together with the existing hedge) through which the public footpath runs from Station Road to A4251 road. This would provide a welcome break between any permitted development either side. However a wildlife survey would be needed first as of course Cow Lane Farm Meadows are a Local Wildlife Site.

Yes / No

* Yes	
* No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15506
Person ID	400475
Full Name	Mr Michael Demidecki
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Growth Area TR02 New Mill (pages 318-319 Access, Highways and Sustainable Transport (page 318)</p> <p>There should be no secondary highway access into Grove Road. The latter is already well used and has a primary school near the junction with Netherby Close. More traffic would constitute a danger particularly to traffic including pedestrian traffic to and from the school. There is concern too that such access could be envisaged along Marshcroft Lane. This should not be the case, Marshcroft Lane is an important wildlife corridor and recreation route used by many. It should be left intact together with its verges and hedgerows and, hopefully, an area of green land either side too.</p> <p>Urban design Principles (page 318)</p> <p>Growth Area TR02 and TR03 should not be physically joined. There should be two masterplans therefore and not a joint one.</p> <p>Biodiversity and Green Infrastructure (page319-321)</p> <p>Existing hedgerows including that alongside Grove Road should be maintained</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15507
Person ID	400475
Full Name	Mr Michael Demidecki
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Growth Area TR03 East of Tring (pages319-321)</p> <p>The number of planned homes (1400) is too large and should be reduced. There needs to be an allowance for green space if the quality of life of new residents and those who live in Tring already is not to be compromised. It should be borne in mind that such green surroundings are important for health. My proposal is that Marshcroft Lane which leads to the Grand Union canal and beyond to Aldbury Nowers SSSI , to Tring Reservoirs SSSI and to the Chiltern Beechwood SAC should be retained together with its existing verges and hedgerows. Moreover there should be a green area retained either side to enhance the overall green space and to maintain the importance of the wildlife corridor between the back of Grove Road and the hedges bordering the Grand Union Canal. TR03 is currently green belt land and enjoyed by very many who walk and cycle along Marshcroft Lane.</p> <p>Site specific requirements –</p> <p>Access, highways and Sustainable Transport (320)</p> <p>Marshcroft Lane itself should now be bisected by a new road reaching between Station Road and Bulbourne Road. In the spring the hedges along Marshcroft Lane are alive with birds including song thrushes while the fields either side often have skylarks displaying above them. The hedges in TR03 are important wildlife corridors and should be retained.</p> <p>Landscape Considerations (page 317)</p> <p>As mentioned existing hedgerows should be maintained in any development</p> <p>Biodiversity and Green Infrastructure (page 317)</p>

Marshcroft Lane and its verges and hedgerows and preferably an area either side of the hedgerows should be maintained by any development of TR03

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15508

Person ID 400475

Full Name Mr Michael Demidecki

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

Growth Area TR06 High Street/Brook Street (page 323)
Replacement of Local History Museum with the new development
The Local History Museum is a recent conversion of a historic auction house, made possible with funding from the National Lottery. It is an important part of the town and to replace it would be contrary to the public uses of lottery funding.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID	EGS15517
Person ID	1162394
Full Name	Grahame Senior
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Given the 55% growth of housing supply proposed within Tring in comparison to the 9% growth in population expected in Dacorum across the plan period. Given that it is clear on the basis of allocation alone that the proportion of growth to Tring is disproportionately higher than the expected population growth, I object to the concentration of the delivery strategy in terms of the scale of development of Tring.</p> <p>There is a lack of evidence to justify the release of Green Belt land for the housing need delivery strategy, represented by the proposed allocation of sites Tr02 and Tr03. Exceptional circumstances are required to justify the loss of Green Belt land for housing. The Council has failed to identify exceptional circumstances. The delivery of 1,800 houses within Tr02 and Tr03 would offer irreversible harm to the openness of the Green Belt and AONB, that which should be provided substantial weighting of harm as defined within the Framework. The collective benefits to outweigh such substantive harm has not been successfully identified by the Council so as to justify the loss and therefore the policy is not fit for purpose. I object to draft policies SP23 and SP24 on this basis.</p> <p>The allocation of sites Tr02 and Tr03 would cause substantial harm to both the allocated site but also surrounding Green Belt land, destroying their openness and sense of permanence in a manner that has failed to be justified in accordance with Paragraph 136 of the Framework.</p> <p>To step outside of the requirements identified within Paragraph 11 of the Framework for Plan making the Council has to provide exceptional reasons why they have to impact so negatively towards their environmental objectives. Until such a time when an assessment of the housing opportunities available within the existing settlement boundaries associated with Tring are undertaken, in conjunction with the further full assessment required to assess need for the borough, the delivery strategy remains inappropriate and as such the proposed allocation of Tr02 and Tr03 is completely unjustified.</p>

The land east of Tring between the existing boundary and the canal, giving green space between the town and Tring station is a precious asset and should be preserved at all costs. The Dunsley (Tr01) development area is far less sensitive and can be fully developed with less impact on infrastructure and much easier and efficient use of existing main access routes.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15518

Person ID 1162394

Full Name Grahame Senior

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Tring
comment

Given the 55% growth of housing supply proposed within Tring in comparison to the 9% growth in population expected in Dacorum across the plan period. Given that it is clear on the basis of allocation alone that the proportion of growth to Tring is disproportionately higher than the expected population growth, I object to the concentration of the delivery strategy in terms of the scale of development of Tring.

There is a lack of evidence to justify the release of Green Belt land for the housing need delivery strategy, represented by the proposed allocation of sites Tr02 and Tr03. Exceptional circumstances are required to justify the loss of Green Belt land for housing. The Council has failed to identify exceptional circumstances. The delivery of 1,800 houses within Tr02 and Tr03 would offer irreversible harm to the openness of the Green Belt and AONB, that which should be provided substantial weighting of harm as defined within the Framework. The collective benefits to outweigh such substantive

harm has not been successfully identified by the Council so as to justify the loss and therefore the policy is not fit for purpose. I object to draft policies SP23 and SP24 on this basis.

The allocation of sites Tr02 and Tr03 would cause substantial harm to both the allocated site but also surrounding Green Belt land, destroying their openness and sense of permanence in a manner that has failed to be justified in accordance with Paragraph 136 of the Framework.

To step outside of the requirements identified within Paragraph 11 of the Framework for Plan making the Council has to provide exceptional reasons why they have to impact so negatively towards their environmental objectives. Until such a time when an assessment of the housing opportunities available within the existing settlement boundaries associated with Tring are undertaken, in conjunction with the further full assessment required to assess need for the borough, the delivery strategy remains inappropriate and as such the proposed allocation of Tr02 and Tr03 is completely unjustified.

The land east of Tring between the existing boundary and the canal, giving green space between the town and Tring station is a precious asset and should be preserved at all costs. The Dunsley (Tr01) development area is far less sensitive and can be fully developed with less impact on infrastructure and much easier and efficient use of existing main access routes.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15519

Person ID 1162394

Full Name Grahame Senior

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Given the 55% growth of housing supply proposed within Tring in comparison to the 9% growth in population expected in Dacorum across the plan period. Given that it is clear on the basis of allocation alone that the proportion of growth to Tring is disproportionately higher than the expected population growth, I object to the concentration of the delivery strategy in terms of the scale of development of Tring.</p> <p>There is a lack of evidence to justify the release of Green Belt land for the housing need delivery strategy, represented by the proposed allocation of sites Tr02 and Tr03. Exceptional circumstances are required to justify the loss of Green Belt land for housing. The Council has failed to identify exceptional circumstances. The delivery of 1,800 houses within Tr02 and Tr03 would offer irreversible harm to the openness of the Green Belt and AONB, that which should be provided substantial weighting of harm as defined within the Framework. The collective benefits to outweigh such substantive harm has not been successfully identified by the Council so as to justify the loss and therefore the policy is not fit for purpose. I object to draft policies SP23 and SP24 on this basis.</p> <p>The allocation of sites Tr02 and Tr03 would cause substantial harm to both the allocated site but also surrounding Green Belt land, destroying their openness and sense of permanence in a manner that has failed to be justified in accordance with Paragraph 136 of the Framework.</p> <p>To step outside of the requirements identified within Paragraph 11 of the Framework for Plan making the Council has to provide exceptional reasons why they have to impact so negatively towards their environmental objectives. Until such a time when an assessment of the housing opportunities available within the existing settlement boundaries associated with Tring are undertaken, in conjunction with the further full assessment required to assess need for the borough, the delivery strategy remains inappropriate and as such the proposed allocation of Tr02 and Tr03 is completely unjustified.</p> <p>The land east of Tring between the existing boundary and the canal, giving green space between the town and Tring station is a precious asset and should be preserved at all costs. The Dunsley (Tr01) development area is far less sensitive and can be fully developed with less impact on infrastructure and much easier and efficient use of existing main access routes.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15520
Person ID	1162394
Full Name	Grahame Senior
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Brook Street/Market Place Development/Tring Market Auctions</p> <p>This is currently a highly valued and much used asset for the town to me in the furtherance of community activities. The Market Auctions Site is a huge asset to the town and the whole site gives huge value to the life of this town for many diverse sectors of the community. Taking this space away for a trivial increase in housing provision is a very poor trade-off.</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15521
Person ID	1162394
Full Name	Grahame Senior
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS15527
Person ID	211488
Full Name	Ms Alison Cockerill
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	Page 44 of the Plan reports that South West Herts has 188000sqm of office space and will not need any more. So why is office space included in the proposes employment areas-Tr01 and Tr06. A walk along the High Street will demonstrate

ample opportunity in all the empty buildings for use as office space should the need arise. There also appears to be no acceptance of the reality of the post covid employment scene—home working will remain the norm, apart from anything else it is much cheaper for the employer. The suggestion that small industrial units/warehousing and possibly a supermarket would be sited on Tr01 raises questions. Land on LA5, the development area on the Icknield Way, included planned space for growth of the industrial site but this has not happened. So why is there any need for further allocations of land for industrial use when the original designation was not required?

Having spent 40 years working in the retail sector I am at a loss to understand the comment that the current supermarket (Tesco on London Road) is 'overshopped'. What does 'overshopped' mean? It is not a retail phrase and would therefore imply that this is a lay term used to disguise other issues. Do DBC believe Tesco should have competition, and if so, why; surely it cannot be within a local authorities remit to try and affect a retailers profitability. Or is the suggestion that the footfall is so high the store constitutes a health and safety risk. If so, that should be addressed now, not at some time within the frame of the Plan.

Also not DBC's responsibility is education, despite claiming in item 23.145 that Tr01 'will include a primary school' and in item 23.147 'there is a need for two primary schools and a secondary school'. The report states that HCC are now responsible for less than half of the county's schools, so who is expected to provide the extra education facilities, and where is the financial base for this. Once again, there is no data to support these claims. Many children from Tring already cross county for schooling in Aylesbury; DBC need to take on board that Tring's natural established links are with Buckinghamshire, particularly Aylesbury.

Should building proceed at Tr01 I can find no mention of an alternative living being offered to the farmers at Dunsley Farm; where are DBC proposing they move to, to continue farming, as this country strives to become food sufficient post Brexit.

But perhaps the greatest concern in this Plan is the huge environmental damage that will occur. There is a list of consultative bodies in the introduction, but once again Bucks County Council are omitted, despite the Green Belt and Chilterns AONB and SAC crossing the county boundary within yards of Tring. There are numerous references to protecting the environment throughout the Plan. For example, from page 114, 18.5 onwards- local authorities have a legal duty to the environment under NPPF 'to conserve and enhance the natural environments and protect them from harm', there must be 'regard to the conservation of biodiversity in exercising all their functions'; 'ancient woodland and trees accorded the same level of importance as SSSI- a national priority under the UK Biodiversity Action Plan'. Further on, page 317 recognises 'the existing and historic field boundary pattern' and 'it's existing and future potential as a strategic wildlife corridor wildlife' at Tr01 Dunsley Farm. Tr03 has 'a historic field pattern, complex topography, well established internal and external hedgerows, a strong scenic quality, intact nature, and tree lined skylines'. DBC accept that there will be 'likely significant effects from Dacorum's planned growth to Ashridge SSSI and Tring Woodlands from the pressure of

people and pollution'. And the solution appears to rest with the National Trust to deal with it. All the growth detailed in the Plan is completely contradictory to the stated aims in the Overarching Vision and will contravene every aspect of the quoted environmental protection DBC are supposedly taking into account. It is totally unacceptable and irresponsible to proceed with a Plan which causes such unmitigated damage to the environment.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
 Other Sites comment

Included files

Title Tring

ID EGS15528

Person ID 211488

Full Name Ms Alison Cockerill

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes
 * No

Yes

Proposals and Sites Tring
 comment

Where are the measures to protect the established built environment –one of the suggestions fro Tr06 is to remove the Local History Museum, currently located to great effect in the only remaining building from the time of the livestock market. How does DBC reconcile that to 'the importance of history to a place's character'. The museum building should be preserved without question.

Yes / No
 * Yes
 * No

Proposal & Sites Tring
 Other Sites comment

Included files

Title	Tring
ID	EGS15552
Person ID	1271486
Full Name	Mrs Lynda Moores
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>I am opposed to the development of proposed site Tr01</p> <p>It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>Irreparable harm would be done to the unique character of the historic market town - which must be preserved for current and future generations.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring ' s residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion.</p> <p>Tring is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if TrO1 is developed.</p>

The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives

The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS15559

Person ID 1264530

Full Name BRENDA AND ROY HURLEY

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Tring
comment**

I recommend you reassess any requirement to allocate Green Belt land outside of the settlement boundaries of Tring as per my earlier comments, it is my position that if it can be proven that exceptional circumstances have been demonstrated to allocate any Green Belt land outside of the settlement of Tring, further consideration should be given to the opportunities available at the Tr01 site. In the broadest of assessments against the Green Belt review and certainly in comparison to the functioning of the Green Belt of sites Tr02 and Tr03 respectively, Tr01 contributes less significantly to the Green Belt than those sites and as such should form the basis of initial consideration.

TR01 consists of 37.25 hectares; it is understood that 5.4 hectares of this land is proposed to be given over to employment land with a further 3 hectares given over to a school. A reasonable outer urban environment density ratio for this area, accounting for a requirement for open space would be 30 dwellings per hectare which at 28 available hectares provides a provision of 840 dwellings.

Within a more urbanised environment, that which should be explored before any further allocation is provided, at 40 dwellings per hectare, the site could be available to provide circa 1,100 dwellings. It is not clear therefore why based upon the provisions of the site's size and allocation strategy a capped rate of circa 14/15 dwellings per hectare is sought to be provided given that the site would be expected to provide a varied housing mix. Such a density ratio would be low even for a scheme of large executive family homes and certainly fails to meet the Frameworks expectations of efficiently making use of brownfield land. If this land is built upon then I support the need for affordable starter homes to be constructed, not large executive family homes.

Given the importance of justification for any Green Belt allocation that can be proven to exist, significantly greater detail on the allocation strategy for the Tr01 site should be provided given that by way of comparison, and in assessment of the Council's own Green Belt Review Evidence, it offers the least significant impact by comparison to other allocated sites.

With regard specific comments in relation to sites Tr02 and Tr03, these are raised in relation to the delivery strategy of Question 4; I consider that the allocation of such land is highly inappropriate and would offer a substantial collective impact upon both the Green Belt and AONB that has not been justified in planning policy terms.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15560

Person ID 1264530

Full Name BRENDA AND ROY HURLEY

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	No
Proposal & Sites Tring Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target- and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Tring
ID	EGS15602
Person ID	1271613
Full Name	SIMON WATSON
Organisation Details	CULLERCOATS LANDHOLDINGS
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>1.0 introduction This representation is in response to the omission of land between Cow Lane and Station Road, Tring as a proposed site allocation in the Emerging Strategy for Growth for the Dacorum Local Plan 2020-2038.</p>

It considers the criteria for Dacorum's growth strategy for Tring and demonstrates how the development of the land between Cow Lane and Station Road, Tring, along with an associated parcel of woodland on the corner of Cow Lane and the A4251, can enable the strategic, spatial objectives of the local plan to be delivered more effectively. As a result, it recommends the allocation of the land in the next Pre Submission (Regulation 19) version of the Plan.

2.0 background

The land is a 2.5 hectare triangular site which was referenced as **Tr-h4** in the Council's Schedule of Site Appraisals of October 2017. This reference is used for the site in the notes below. The associated woodland parcel of around 1 hectare is part of the Pendley Beeches woodland block and is located at the southern end of the Pendley Sports fields on the corner of Cow Lane and the A4251. Both parcels are in the same ownership and it is proposed that the woodland would be made available to the Pendley Sports club and as public open space as part of the development of Tr-h4. **Diagram 1** shows the location of Tr-h4 and woodland block relative to the wider context and Dacorum's proposed allocations.

In response to Dacorum Borough Council's call for sites, a Development Strategy Report was submitted in February 2017 setting out how the development of Tr-h4 would satisfactorily address the four key issues relating to the Green Belt, the Chilterns AONB, heritage and sustainable development.

To provide Dacorum Borough Council with further information, an additional report – 'Landscape and Green Belt Study Report (March 2019)' – was submitted as supporting evidence with supporting photographs and appendices.

To facilitate discussions with the Chilterns Conservation Board (CCB) in relation to the AONB and with other local stakeholders, a further report was prepared – 'Wider AONB Benefits Station Road, Tring (September 2020)'. It explains how the development of Tr-h4, along with the opening up of the associated woodland parcel, would contribute to improving connectivity and access to the AONB. This was discussed with the CCB and submitted to Dacorum Borough Council.

Discussions were also held with The Pendley Sports Clubs to understand how the development of Tr-h4 and access to and the use of the associated woodland parcel could contribute to their activities.

The Council's site selection methodology is outlined in the Dacorum Local Plan Interim Sustainability Appraisal Report of November 2020. Its Table 5.3 sets out the reasons for rejecting alternative growth distributions. It explains that the Council sought to identify sufficient sites that could meet future needs on land not designated as AONB and concluded that '*there is sufficient sites, outside of the AONB capable of meeting future needs*' and '*For this reason, an option to allocate sites in the AONB is rejected*'.

This ruled out further consideration of Tr-h4 which was discounted at Stage 1 through AECOM's Site Assessment and was therefore not assessed by the Sustainability Appraisal. However, this is qualified thus:

"The rejection of this option does not stop some modest growth from coming forward on land designated as AONB ... any strategy that the Local Plan carries forward will need to ensure consistency with (Paragraph 172 of the NPPF)"

Dacorum's growth strategy for Tring as set out in 5.5.2 Council's reasoning, is based on;

'significant growth to enable delivery of new infrastructure, including sustainable transport schemes... schools, local/community centres... and significant new open spaces'

To achieve this, the plan is seeking to deliver 2,731 new homes in Tring with the major area for growth on two strategic sites either side of Tr-h4. The largest is East of Tring/New Mill (Tr02 and Tr03) to deliver 1,800 homes, a neighbourhood centre and secondary and primary schools. This site lies immediately opposite Tr-h4 on the northern side of Station Road. The second is Dunsley Farm (Tr01) to deliver 400 homes, new employment land, a supermarket and a primary school. This site is 50m from the SE corner of Tr-h4 off Cow Lane. **Diagram 2** shows Dacorum's proposed Key Development Sites in Tring with Tr-h4 added to illustrate this relationship and its pivotal position.

Dacorum's confirmation of a growth strategy for Tring based on the allocation of the two strategic sites establishes a context for Tr-h4 and reinforces the importance of its pivotal location.

The proposals for the development of Tr-h4 and the associated block of woodland have considered the wider context, as required by good sustainable masterplanning practice, to create a more sustainable movement framework for the wider area including the strategic sites and provide benefits for the local sports and recreation facilities.

These are set out comprehensively in the Development strategy and Wider AONB Benefits reports submitted to Dacorum Borough Council's (Appendix A) with key points summarised below:

The Local Plan explains that at Tring:

"Growth will need to be carefully managed in order to take account of existing local highway, sustainable transport, primary and secondary schooling requirements, service constraints, and open space deficiencies in the town. As a consequence, growth will be sustainable transport/accessibility and infrastructure led and be chiefly brought forward as larger releases to help deliver these. New development will need to contribute towards increasing capacity/upgrading of local infrastructure, as appropriate." (our emphasis) (§23.139)

In respect of the new homes, it explains:

"The strategic sites will come forward in a comprehensive, cohesive and co-ordinated manner. Their scale offers benefits for infrastructure co-ordination and delivery, enabling a fuller range of site and town-wide infrastructure needs to be considered and planned for that would otherwise not be possible." (our emphasis)

"The key objectives for the new neighbourhoods are ... (to) integrate new development with the existing built-up area of Tring in terms of sustainable transport connections, open space and urban grain / morphology ... provide open space / green corridors linking the development with adjoining recreational open space at ... Tring Rugby and Football Clubs ... (and) provide and support new and improved pedestrian and cycle links to ... Tring Station." (§23.147)

The scale of new housing planned on the strategic sites will be such that they will generate significant traffic movements to the new schools, neighbourhood centre, supermarket and employment uses distributed across both sites, unless there are major investments in enabling and encouraging such trips to be walked and cycled.

Diagram 3 shows Tr-h4 in the context of the strategic sites. The walking distance between the SW corner of Tr02 is less than 250m from the NE corner of Tr01 if Tr-h4 opens up such route. Otherwise, that distance increases to almost 750m, i.e. nearing the point at which walking becomes less likely as a travel choice. This illustrates very clearly the pivotal position of Tr-h4 as an integral part of the spatial strategy for the sustainable growth of Tring. Any attempt to co-ordinate

the masterplans of the two strategic sites – as required by the Local Plan – would inevitably wish to consider the positive role played by Tr-h4.

The proposals for Tr-h4 include a new dedicated pedestrian/cycle route through the site (*Development Strategy Report pages 22 and 30*), that will provide a significantly shorter and safer, dedicated route between the strategic allocations. Not only will this route encourage walking and cycling between the two sites, but it will also significantly reduce the distance from Tr01 to Tring station, making pedestrian journeys more viable.

The inclusion of the woodland block as a publicly accessible open space and amenity within the AONB alongside the development of Tr-h4 will provide support for the Pendley Sports Centre, improve public access to the woodland, and enhance public appreciation of this area of the AONB.

The Pendley Sports Centre sits between the woodland parcel and Tr-h4. Pendley Sport Centre includes the Tring's Football, Bowls, Squash and Rugby Union clubs and is a key sports and recreation amenity for Tring. To support their activities, the owner of Tr-h4, when it comes forward for development, proposes to make available the parcel of woodland to the Pendley Sports Centre. The woodland, along with the development of Tr-h4 will provide the following benefits for the Pendley Sports Club:

- A dedicated cycle/footpath link between Station Road and Cow Lane reducing the need for car journeys and parking
- A safer route to their facilities for their existing and future younger members.
- A positive surveillance and a safer environment.
- Land to improve facilities to serve the expanded community.

4.3 The Chilterns AONB

Tr-h4 and the woodland parcel are both in the AONB on its northernmost boundary with Tring. Tr-h4 is at the eastern tip of the AONB, separated from the main body of the AONB and Pendley Manor by an established block of woodland. It is visually contained by thick hedgerows and trees and at present offers no public access.

Tr-h4 has the capacity to deliver between 30 to 80 dwellings at densities from 18dph to 50dph. The test of whether or not such a scheme would comprise 'major development' in the AONB relates to its nature, scale and setting and its potential for significant adverse landscape impacts (as per Footnote 55 to §172).

This is a matter of planning judgement determined on a case by case basis. A review of case law indicates that schemes of fewer than 60 homes have not been judged to be of a scale that would meet the definition. Only those of 250+ homes have normally been judged as 'major'. Although the nature of the scheme – new homes – could have meant the definition was met, its scale alone would not.

The Landscape and Green Belt Study provides an in-depth analysis of the site and its setting and concludes;

- Tr-h4 has the capacity for development without harming the key features of the site, which include the woodland edge, boundary trees and boundary hedgerows
- The containment and physical separation of the site from the wider AONB means development of the site is unlikely to adversely affect the landscape and scenic beauty of the AONB and will therefore be in accordance with NPPF

- The development of the site would retain and enhance the important boundary features and provide beneficial links to recreational opportunities within the AONB (also as per §172)
- The landscape proposals would contribute positively to the Chilterns AONB Management Plan policies L8 and D8

As a result, it cannot be judged that the scheme occupies an especially prominent or sensitive setting within the AONB. Nor can it be judged that the development of the site will have a significant adverse impact on the AONB.

It is unfortunate that the Sustainability Appraisal methodology chose to apply the exceptional circumstances and sequential tests of §172 that only apply to major development proposals. This incorrectly prevented the appraisal from assessing Tr-h4 as a reasonable alternative, whereby its positive as well as adverse effects could be identified and mitigation measures proposed. The error must be corrected in the final Sustainability Appraisal if the Local Plan is to meet the tests of soundness in due course.

In respect of the positive contribution the site makes to the wider AONB, the AONB Benefits Report of September 2020 explains how the combination of Tr-h4 and the woodland parcel would provide local and wider benefits for the AONB in addition to the local public access, open space, sports and recreation benefits.

These two parcels of land will provide the missing links to create a new circular route around the Pendley Manor landscape block, utilising permissive links through the site, the recreation ground and woodland block. This new connected route would provide improved links to the historic landscape of the Manor, the Ridgeway National Trail and a safe crossing point over the A41, which in combination would improve access to the AONB for the strategic allocations and benefit existing residents and visitors through improved access and interaction with the AONB. (Diagram 3 page 10)

Building out Tr-h4 to a higher density of 50dph will make a more efficient use of the site and will respond to its proximity to the station, town centre and other walkable facilities. Any scheme would also deliver the connectivity benefits and additional woodland open space as set out in the Wider AONB Benefits report.

The allocation of Tr-h4 would provide flexibility to assist the Council, in consultation with the AONB, to decide on where to locate development to achieve the best balance between meeting the overall objectives of the local plan and impacts on the AONB. Development within the site may assist the council by reducing development pressure on other allocations, which have the potential to harm the setting of the AONB.

In summary, there is the potential for Tr-h4 to be developed in accordance with national and local policy and the policies set out within the Chilterns AONB management strategy. In addition, it will provide wider benefits in terms public access to, and enjoyment of the AONB.

Diagram 3 on the following page illustrates how the Tr-h4 and the associated woodland block will deliver the improvements in connectivity, support more sustainable travel options and provide for greater accessibility to the AONB.

As noted in the Green Belt Review, Tr-h4 is currently ***‘effectively contained within the settlement footprint of Tring and visually separate from the wider Green Belt. The release of this area would therefore be infill as opposed to sprawl’***. The planned eastward expansion of Tring will increase the separation of Tr-h4 from the Green Belt reinforcing its role as part of the urban fabric. The development of this site, which is less than 1 mile from the town centre, would

support the Guiding Development principle of the local plan to ***‘uplift densities of new homes in the most accessible locations, in order to make the best use of urban land’***.

As the site has not yet been taken forward in the Local Plan, no further Green Belt assessment has been undertaken. The Council has correctly justified the exceptional circumstances for releasing land from the Green Belt on the edge of Tring to enable the strategic site allocations to deliver 2,200 homes.

The same justification would apply to the release of the much smaller, but pivotal Tr-h4 site. As set out in the Landscape and Green Belt Study Report, the removal of Tr-h4 from the Green Belt would:

- not harm the aims or purposes of the Green Belt;
- require only a minor change to the Green Belt boundary;
- create a new, robust Green Belt boundary; and
- facilitate the delivery of much needed housing

4.1 local plan objectives

The development of Tr-h4 and the use of the woodland parcel for sport and recreation use, along with the improved public access and connectivity locally and to the wider area that will be delivered, will meet the Local Plan Objectives in the following ways:

Delivering Dacorum’s future with homes for everyone

- The development of Tr-h4 will deliver a mix of homes to help meet local housing needs in an accessible location for access to the town centre and station
- The development of Tr-h4 will provide greater flexibility for the Council to meet early housing commitments
- The development of Tr-h4 would come forward as a single phase of development and assist the Council in meeting its early housing number commitments.

Conserving and protecting the natural environment

- The development of Tr-h4 will protect and reinforce the existing tree belts along the boundaries to Station Road and Cow Lane
- The development of Tr-h4 will provide greater flexibility for the Council to agree the distribution of development with the CCB to minimise the pressures and impacts on the setting and of use of the AONB
- The woodland parcel will be managed and conserved as part of the Pendley Sports grounds with improved public access.
- The development of Tr-h4 will protect and reinforce the woodland boundary which contributes to the historic landscape setting of Pendley Manor.
- The development of Tr-h4 will respect the landscape and architectural character of Station Road and Cow Lane and make a placemaking continuation to the built environment with a new public realm green space at the junction of Station Road and Cow Lane.
- The development of Tr-h4 will improve pedestrian and cycle connectivity between the Key Development sites, to the station and to the Pendley Sports Club.

- The development of Tr-h4 along with the use of the woodland parcel will improve pedestrian and cycle connectivity to the AONB for the local and wider area reducing the pressure for car journeys.
- The development of Tr-h4 will improve pedestrian cycle access to the Pendley Sports Club facilities for new and existing users.
- The woodland parcel will provide Pendley Sports Club opportunities to improve access to their facilities and an additional open space amenity for the public.
- The development of Tr-h4 along with the woodland parcel will deliver new green infrastructure, and new pedestrian and cycle infrastructure.
- The development of Tr-h4 would come forward early, delivering the improved connectivity for the strategic sites before they are developed.

5.0 recommendation

The local plan should take this opportunity to make use of what are two residual parcels of land that would serve little purpose or have little value in terms of landscape setting and amenity if left undeveloped within the context of the wider local plan proposals.

The development of Tr-h4 would also represent modest growth on land designated as AONB in line with §172 of the NPPF, and provide the opportunity for these two parcels to make a positive contribution to the purposes and enjoyment of the AONB.

It is therefore recommended that Tr-h4 along with the associated woodland parcel are correctly assessed as a reasonable alternative in the Sustainability Appraisal and in relation to §172 and then proposed for allocation in the Pre Submission Regulation 19 Plan as an integral part of the sustainable expansion of Tring.

Appendices

App 1_Development Strategy Report (Oneill Homer February 2019)

App 2_Landscape and Green Belt Study (Hankinson Duckett Associates March 2019)

App 3_Landscape and Green Belt Study – Appendices

App 4_Landscape and Green Belt Study – Supporting Photographs

App 5_Landscape and Green Belt Study – Supporting Plans

App 6_Wider AONB Benefits Report (Hankinson Duckett Associates September 2019).

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

[ORG Cullercoats Landholdings - Simon Watson Tring LP Rep NOTE_Issue TR4 map.pdf](#)

[ORG Cullercoats Landholdings - Simon Watson APP_2_Landscape and Green Belt Study.pdf](#)
[ORG Cullercoats Landholdings - Simon Watson Tring LP Rep NOTE_Issue.pdf \(1\)](#)
[ORG Cullercoats Landholdings - Simon Watson APP_1_Development Strategy Report - Feb 2019.pdf](#)
[ORG Cullercoats Landholdings - Simon Watson APP_3_Landscape and Green Belt Study - Appendices.pdf](#)
[ORG Cullercoats Landholdings - Simon Watson APP_4_Landscape and Green Belt Study - Supporting Photographs.pdf](#)
[ORG Cullercoats Landholdings - Simon Watson APP_5_Landscape and Green Belt Study - Supporting Plans.pdf](#)
[ORG Cullercoats Landholdings - Simon Watson APP_6_Wider AONB Benefits Report.pdf](#)

Title	Tring
ID	EGS15612
Person ID	1271748
Full Name	Ms Gosia Turczyn
Organisation Details	Wigginton Parish Clerk Wigginton Parish Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Section 23 Tring Delivery Strategy</p> <p>It is proposed to use Green Belt land at Dunsley Farm, Tring (7.4 hectares) for employment as well as housing. This site is surrounded by the AONB which would be harmed by such development. The AECOM study, which is the basis for the inclusion of this site, makes reference to the Ridgeway National Trail being on a scarp of the AONB but fails to take into account the significance of this important and sensitive section of the AONB. This National Trail passes over Ivinghoe Beacon and Pitstone Hill both of which provide extensive views from the AONB that will be spoilt by what will be seen as a blot on the landscape. This is therefore clearly a site that should never have been put forward and ought to be withdrawn, especially following the very recent change in Government policy including the statement mentioned previously "We should be clear that meeting housing need is never a reason to cause unacceptable harm to such places"</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15621
Person ID	1154177
Full Name	Nikki Hamilton
Organisation Details	Development Co-ordinator Herts & Middlesex Badger Group
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Tring: Smaller site to the west of Tring, no issues (some development already started)</p> <p>Site to the south of Tring - no issues in regard to badgers or bats but numerous nesting birds observed and ideal green space for residents with small farm in situ</p> <p>Large site north/northeast of Tring - we would not object to the site per se BUT this would only be the case if a large corridor the width of a field ran the whole way along the canal, in between the canal and development. We would require that this runs from the hedgeline that runs from the northeastern corner of the garden centre, parallel from the canal across the site to Station Road on the opposite side. This is due to the huge amount of wildlife and bio diversity within this area. There is a large density of protected species - badgers, roe deer, muntjac deer, foxes. We would suggest that this strip of land, which would need to be the width of a field running the whole way along could become a wildlife area/green space with meadows etcetera and this would help to result in the 10% nett gain required by the new environment bill. Should this not be incorporated into this site then we would have to fully object as you would literally be isolating the wildlife along the canal.</p>
Yes / No * Yes * No	

Proposal & Sites Tring Other Sites comment	
Included files	
Title	Tring
ID	EGS15654
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Growth Area Tr01: Dunsley Farm</p> <p>Recognised ecology sites within Site Yes, 'Cow Lane Farm Meadows' LWS.</p> <p>Recognised sites adjacent/ close to site Adjacent to 'Dunsley Bungalow Orchard & Pasture' LWS.</p> <p>Other features Working farm with cattle- grazed pastures, arable fields, and hedgerows. Western side has functioning farmhouse, farm shop, local brewery, and other businesses (?) and outbuildings</p> <p>Protected species Badgers are known to be in the area. There may be potential for nesting birds in trees and roosting bats in mature trees and buildings if suitable roosting features are present.</p> <p>Opportunities Retain habitats where possible, especially LWS quality grassland. If whole site or a significant area is lost to development, biodiversity offsetting to mitigate for loss of semi- natural habitats</p>

Biodiversity Net Gain (BNG)

Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric 2.0 or subsequent versions thereof.

Ecological sensitivity

High if LWS grassland lost.

Fundamental ecological constraint

Yes LWS. Ecological Appraisal and/or LWS quality survey may be required. Preliminary Roost Assessment of buildings and trees may be required.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS15655

Person ID 1207333

Full Name Growth Team

Organisation Details Growth team
Hertfordshire County Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites Tring
comment** **Growth Area Tr02: New Mill**
Recognised ecology sites within Site
Part of Ecosite 'Marshcroft Farm'
Recognised sites adjacent/ close to site

Yes, adjacent / contiguous to the rest of Ecosite 'Marshcroft Farm'.

Other features

Agricultural land, two grassland fields divided by a hedgerow.

Protected species

Bats and badgers are known to be in the area. There may be potential for nesting birds in trees and roosting bats in mature trees if suitable roosting features are present.

Opportunities

Consider Biodiversity Net Gain measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates. If whole site or a significant area is lost to development, consider measurable biodiversity offsetting to mitigate for loss of semi- natural habitats.

Biodiversity Net Gain (BNG)

Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric 2.0 or subsequent versions thereof

Ecological sensitivity

Low as considered unlikely to have any significant habitats.

Fundamental ecological constraint

None apparent. Ecological Appraisal may be required

Yes / No

* Yes

* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS15656

Person ID 1207333

Full Name Growth Team

Organisation Details Growth team
Hertfordshire County Council

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	<p>Growth Area Tr03: East of Tring</p> <p>Recognised ecology sites within Site Northern half is part of Ecosite 'Marshcroft Farm'.</p> <p>Recognised sites adjacent/ close to site Yes, adjacent to 'Grand Union Canal, Bulbourne to Tring Station' LWS and 'Station Road/Grove Road Fields' LWS.</p> <p>Other features Agricultural land.</p> <p>Protected species Bats and badgers are known to be in the area. There may be potential for nesting birds in trees and roosting bats in mature trees if suitable roosting features are present.</p> <p>Opportunities Provide green corridors to adjacent habitats. Consider Biodiversity Net Gain measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates. If whole site or a significant area is lost to development, consider measurable biodiversity offsetting to mitigate for loss of semi- natural habitats</p> <p>Biodiversity Net Gain (BNG) Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric 2.0 or subsequent versions thereof</p> <p>Ecological sensitivity Low a considered unlikely to have any significant habitats. Avoid light spill on adjacent trees / woody habitats.</p> <p>Fundamental ecological constraint None apparent. Ecological Appraisal may be required</p>
Yes / No * Yes * No	
Proposal & Sites Tring Other Sites comment	

Included files	
Title	Tring
ID	EGS15657
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Tring comment	<p>Growth Area Tr04: Icknield Way</p> <p>Recognised ecology sites within Site No.</p> <p>Recognised sites adjacent/close to site No</p> <p>Other features Undeveloped land. Part of a grassland field with hedgerows on two sides</p> <p>Protected species There may be potential for nesting birds in hedgerows and reptiles in rough vegetation.</p> <p>Opportunities Retain and enhance hedgerows. If whole site or a significant area is lost to development, consider measurable biodiversity offsetting to mitigate for loss of semi-natural habitats.</p> <p>Biodiversity Net Gain (BNG) Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric 2.0 or subsequent versions thereof.</p> <p>Ecological sensitivity Low, as no significant habitats considered likely.</p>

Fundamental ecological constraint
None apparent. Ecological Appraisal may be required.

Yes / No
* **Yes**
* **No**

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15658

Person ID 1207333

Full Name Growth Team

Organisation Details Growth team
Hertfordshire County Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Tring comment Growth Area Tr05: Miswell Lane
Recognised ecology sites within Site - No.
Recognised sites adjacent/close to site No.
Other features Undeveloped area of grassland with paths and scattered trees. Use unclear. Boundary hedgerows.
Protected species
There may be potential for nesting birds in trees and roosting bats in mature trees and buildings if suitable roosting features are present; and reptiles in rough vegetation.
Opportunities Retain and enhance hedgerows. Consider Biodiversity Net Gain measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates. If whole site or a significant area is lost to development, consider measurable biodiversity offsetting to mitigate

Biodiversity Net Gain (BNG) Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric 2.0 or subsequent versions thereof.

Ecological sensitivity Low as considered unlikely to have any ecological significant habitats. Avoid light spill on adjacent trees / woody habitats.

Fundamental ecological constraint None apparent. Ecological Appraisal may be required to determine ecological interest and impacts of any development.

Yes / No
* Yes
* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS15659

Person ID 1207333

Full Name Growth Team

Organisation Details Growth team
Hertfordshire County Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

**Proposals and Sites Tring
comment** Growth Area Tr06: High Street / Brook Street

Recognised ecology sites within Site No.

Recognised sites adjacent/close to site No.

Other features Previously developed land with buildings, Units, hardstanding.

Protected species There may be potential for roosting bats in buildings if suitable roosting features are present.

Opportunities Consider Biodiversity Net Gain measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates.
Biodiversity Net Gain (BNG) Consider measures to achieve net gain.
Ecological sensitivity Low.
Fundamental ecological constraint None.

Yes / No
* Yes
* No

Proposal & Sites Tring
Other Sites comment

Included files

Title Tring

ID EGS15744

Person ID 1207333

Full Name Growth Team

Organisation Details Growth team
Hertfordshire County Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* Yes
* No

Proposals and Sites Tring comment **Dunsley Farm**
Recognised ecology sites within Site
Yes, 'Cow Lane Farm Meadows' LWS.
Recognised sites adjacent/ close to site
Adjacent to 'Dunsley Bungalow Orchard & Pasture' LWS.
Other features

Working farm with cattle- grazed pastures, arable fields, and hedgerows. Western side has functioning farmhouse, farm shop, local brewery, and other businesses (?) and outbuildings.

Protected species

(content removed) There may be potential for nesting birds in trees and roosting bats in mature trees and buildings if suitable roosting features are present.

Opportunities

Retain habitats where possible, especially LWS quality grassland. If whole site or a significant area is lost to development, consider measurable biodiversity offsetting to mitigate for loss of semi-natural habitats.

Biodiversity Net Gain (BNG)

Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric 2.0 or subsequent versions hereof.

Ecological sensitivity

High if LWS grassland lost.

Fundamental ecological constraint

Yes LWS. Ecological Appraisal and/or LWS quality survey may be required. Preliminary Roost Assessment of buildings and trees may be required.

Yes / No

* Yes

* No

**Proposal & Sites Tring
Other Sites comment**

Included files

Title Tring

ID EGS15789

Person ID 1274879

Full Name Generator Group

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Tring comment	
Yes / No * Yes * No	Yes
Proposal & Sites Tring Other Sites comment	Alternative site proposed "Aylesbury Road" site - please see attached supporting documents for all information
Included files	ORG Generator Group - Agent Jamie Stanley Carter Jonas Dacorum Reg 18 Local Plan Consultation_.pdf ORG Generator Group - Agent Jamie Stanley - Carter Jonas- Aylesbury Road, Tring - Appendix A - DQSS.PDF ORG Generator Group - Agent Jamie Stanley Carter Jonas -Appendix B - Appeal Decision 3244645.pdf ORG Generator Group - Agent Jamie Stanley Carter Jonas - Appendix C - LVA Mapbook.PDF ORG Generator Group - Agent Jamie Stanley Carter Jonas - Appendix D - Sustainability Appraisal Report.PDF ORG Generator Group - Agent Jamie Stanley Carter Jonas -Appendix C - LVA Report.PDF

24 Kings Langley Proposals & Sites responses

Title	Kings Langley
ID	EGS71
Person ID	1253620
Full Name	John Howard
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS119
Person ID	1143773
Full Name	Mr Steven Bennett
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>I strongly object to the above site development on the Rectory Farm Green Belt, for the following reasons.</p> <p>(1) GENERAL GREEN BELT CONCERNS</p> <p>I strongly disapprove of Kings Langley merging, or even almost merging, with Hemel, and for a general sprawl of built up areas across the region, encroaching on the countryside and green spaces. Kings Langley needs to retain its separate village character, and indeed is a historic settlement, which was one of the Green Belt's main purposes to preserve.</p> <p>Development on this site would seriously encroach on the countryside here, with new houses and traffic visible and audible from all directions. This is another violation of one of the Green Belt's purposes.</p> <p>Just because the site has been neglected by the current owners for 30 years because they wanted the site developed for housing, does not make this suitable for housing. Surely if anything was to be done on this site it would be better that open spaces are preserved (Covid-19 has made this even more important), and indeed this site could be put to much better use as walking / recreation areas, wildlife corridors by the canal, allotments etc.</p> <p>I also understand that in the last Local Plan Consultation on this site, the Planning Inspector agreed that the proposed developments would "contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the purposes of the Green Belt / a very substantial erosion of the important wedge of green space" between the two. It was also stated "it would erode the vulnerable green wedge between the development on the opposite side of the canal in Three Rivers District and the housing on the western side of the A4251".</p> <p>(2) TRAFFIC AND PARKING</p> <p>My other main objection is the overall traffic situation. The Hempstead Road is already overloaded and is the only route to the M25 for Kings Langley and surrounding villages and the Apsley side of Hemel. This will be made a lot worse by all the additional cars trying to access the new development, from the main Hempstead Road. This may also increase the chances of accidents, which I understand are already occurring on a regular basis around the 40mph section boundary around the planned access point.</p> <p>I would also still have concerns around the attempts by cars to access the emergency entrance at Gade Valley Close; there would be increased traffic around these small roads including the small steeply-sloped access at the top of Rectory Lane.</p> <p>I note that I have seen other proposals for this site which have put forward Gade Valley Close as the ONLY entrance, and if this plan or any other plan falls back to this situation, then I would be even more strongly opposed to such a situation; the road infrastructure simply cannot support it.</p>

On the parking situation, I believe that with more people working at home, parking will become more of an ongoing daily issue, with Gade Valley Close (where I live) overrun by overspill parking and residents walking through the emergency access point, even if there are marginally increased parking designations on the proposed site relative to what was allocated in the Red Lion Lane debacle. Visitor parking will make things much worse; visitors will use GVC to park their cars and then walk through. This is unacceptable in my view and I am sure other residents of GVC and surrounding roads will strongly share this view.

Yes / No
* Yes
* No

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS121

Person ID 1256446

Full Name Nicki Bennett

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Yes

**Proposals and Sites Kings
Langley comment**

I write to register my objections to the above proposals.
Firstly, by trying to build housing on this site it breaks four out of the five purposes of the Green Belt:
1. *Preventing neighbouring towns merging into one another.* I believe this was already identified in the last Local Plan consultation for this site and the Planning Inspector agreed.
2. *Checking unrestricted sprawl of large built up areas.* Again, this was already identified in the last Local Plan consultation for this site and the Planning Inspector agreed.

3. *Safeguarding the countryside from encroachment.* This is a good open space for recreation and wildlife and should be preserved. It only might seem suitable for housing because the site has been neglected for 30 years by existing owners wanting it to be for housing!

4. *Preserve the setting and special character of historic towns.* Kings Langley is a historic settlement and its character must be preserved. Development of this one site would increase its size by nearly 10% as well as the points mentioned above.

Traffic & Parking:

I live in Gade Valley Close, so my other main objection is the overall traffic situation on the Hempstead Road, which I believe will be made a lot worse by the new development, and increase the likelihood of accidents on what is already a busy road serving the M25.

Gade Valley Close will also be in danger of overrun by overspill parking, with residents *and visitors* walking through the emergency access point.

Yes / No
* Yes
* No

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS127

Person ID 1143773

Full Name Mr Steven Bennett

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Yes

Proposals and Sites Kings Langley comment	<p>Re: KL02, addition to my earlier comment:</p> <p>One of my objections was the parking and traffic issues in relation to this, but I also made reference to an earlier application "I note that I have seen other proposals for this site which have put forward Gade Valley Close as the ONLY entrance". I now realise that was 4/02282/18/MOA which has now already been granted, and does indeed have the entrance within Gade Valley Close.</p> <p>My issues with the parking still stand, and I note that other comments on 4/02282/18/MOA objected to the traffic and parking issues, but it seems they have been ignored!</p> <p>Nonetheless those parking issues for our roads will be made even worse if this proposal was approved, so I still underline my strong objection to this proposal based on the potential parking situation, in addition to all the other Green Belt violation objections I listed.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS134
Person ID	1256516
Full Name	Peter Howard
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>I object to the proposed development at Rectory Farm, Kings Langley. Only one of five purposes of the Green Belt has to be met to justify this designation. Four of these are met by Rectory Farm</p>

- 1 *Preventing neighbouring towns merging into one another.* In response to the last Local Plan consultation, the Planning Inspector found: "I consider, therefore, that development of the land would not only lead o a significant expansion of built development but it would also contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the main purposes of the Green Belt. I do not consider the undertaking of additional landscaping and/or provision of public open space would outweigh the harm to the Green Belt.'

- 1 *To check the unrestricted sprawl of large built-up areas.* On the last occasion, the Planning Inspector said: 'In my view, therefore, it would result in a very substantial erosion of the important wedge of green space between Hemel Hempstead and Kings Langley contrary to the well-established aims of the Green Belt. I am also concerned that development of the land would erode the vulnerable green wedge between the development on the opposite side of the canal in Three Rivers District and the housing on the western side of the A4251 in Kings Langley'

- 1 With reference to *'to assist in safeguarding the countryside from encroachment'*, reference is made to the site's poor quality/lack of visibility, this site is private land neglected for 30 years because the owners have wanted to develop the site. At present there is no public access and limited traffic movement, but 200 houses and associated traffic will be visible and audible from every direction.

- 1 *To preserve the setting and special character of historic towns.* Kings Langley is an historic settlement that includes the site of a Royal Palace, a 12th century church and a 13th century Priory. The proposed development of Rectory Farm would increase the size of our historic village by 10%.

Yes / No * Yes * No	No
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS138
Person ID	1256682
Full Name	Rupert Symmons
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>We have set out below our specific objections to the proposed development of 'Green Belt' land at the Rectory Farm site.</p> <p><u>Loss of Green Belt Land:</u> The development proposed is situated entirely on green belt land. The aim of Green Belt Policy is to prevent urban sprawl and provide openness and permanence. The proposal to develop this land would represent a significant and unnecessary incursion in to the Green Belt.</p> <p>On the subject of the Green Belt the National Planning Policy Framework (NPPF) states:</p> <p><i>“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.....</i></p> <p><i>Green Belt serves five purposes:</i></p> <ul style="list-style-type: none"> <i>a) to check the unrestricted sprawl of large built-up areas;</i> <i>b) to prevent neighbouring towns merging into one another;</i> <i>c) to assist in safeguarding the countryside from encroachment;</i> <i>d) to preserve the setting and special character of historic towns; and</i> <i>e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”</i> <p><i>“Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period.”</i></p> <p><i>“...Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances....</i></p> <p><i>...When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations....</i></p>

....A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.”

The use of the land for the construction of new housing is considered to be ‘inappropriate development’ which will be cause unnecessary harm to the Green Belt in our area and the draft local plan does not adequately set out any reasonable argument for the development of this Green Belt land.

The Rectory Farm site was proposed for development in the last Local Plan Consultation, although on that occasion the planning inspector found that it would not be appropriate for many of the reasons now being put forward.

Loss of Character: The site is located adjacent to the conservation area at the north end of Kings Langley Village centre and on Green Belt land/fields. A development of the size and scale proposed will result in loss of character and will further erode the village setting and atmosphere currently enjoyed by the residents of Kings Langley and other surrounding areas. Kings Langley is a Village with significant history incorporating the site of a Royal Palace, 12C Church and a 13C Priory as well as many other Listed Buildings. The development of this one site would increase the size of our historic Village by nearly ten percent.

Loss of Open Land and Loss of Biodiversity: The development of this land would represent a significant loss of open land and biodiversity given its location at the north end of the Village adjacent to the Grand Union Canal. Dacorum have a clear duty to assist in safeguarding the countryside from encroachment. The site is currently private land and has been neglected for many year as the current owners have wanted to profit from the development of the site. Whilst there is reference to the sites poor quality and lack of visibility this is based on its current use / condition and takes no cognisance of the impact of two hundred new homes and the associated increase in both traffic and the number of residents using the local facilities and amenities.

There is a clear requirement within the NPPF "to check the unrestricted sprawl of large built up areas" and whilst the development would be no closer to Hemel Hempstead than the existing housing on the western side of the A4251, it would significantly extend the built up area at the northern end of the Village and would represent a very significant erosion of the important green space between Kings Langley and Hemel Hempstead which would be contrary to the well established aims of the Green Belt. It would also significantly erode the 'green divide' between the significant level of development on the other side of the canal in Three Rivers and the current housing on the western side of the A4251.

Traffic & Highway Safety: There are already significant traffic delays on the Hempstead Road and Watford Road as it acts as a main route for Villages and Towns to the north, south and west of Kings Langley looking to access the M25 and M1 motorways. This already high volume of traffic will be further exacerbated by traffic from the proposed development site looking to enter and exit the site in close proximity to an existing layby, a bus stop and the existing parking on the east side of the A4251 immediately south of the proposed junction. Accidents are already a regular occurrence on the A4251 as vehicles accelerate and decelerate on either side of the Village.

Village Amenities & Transport Infrastructure: The Village amenities and infrastructure are already over-stretched given the recent development of the sites close to the canal and former Ovaltine and Nash Mills sites. There are no clear proposals to increase the number of schools, doctors surgeries, dentists, community parking or the capacity and frequency of the trains calling at Kings Langley and Apsley stations which are already over-crowded.

Yes / No * Yes * No	No
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS247
Person ID	1258859
Full Name	A Butcher
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth area KL02: Rectory Farm: This development on Green Belt land should not be included in the plan as it goes against the purposes of Green Belt: a) preventing neighbouring towns merging into one another, b) to check the unrestricted sprawl of large built up areas, c) to assist in safeguarding the countryside from encroachment, d) to preserve the setting and special character of historic towns. The Brownfield part of the site has been awarded planning for development and that should be the limit of development.</p> <p>Further development will seriously increase traffic congestion on the A4251 and the roads leading to the schools - Coniston Road and Common Lane. These roads are congested at school times with queues of vehicles stationary with engines running that significantly harm the environment. Revised traffic management of the whole area taking in to account the existing congestion should be a prerequisite for development - this has not been done for the development already granted.</p> <p>The provision of green space would not be accessible to the wider public and so would not benefit the local community unless a car park was provided.</p>

Linking the greenspace to the football ground with car parking for both the greenspace and the football ground would benefit the community and road safety on the A4251 on match days (when the A4251 and grass verges and adjacent roads are used as a carpark!).

The site cannot contribute to new/enhanced pedestrian and cycle links with the High Street because there are no existing rights of way and the green space will be a dead end! There are no existing routes, or likely routes along the canal, as it is cut off by adjacent plots.

Yes / No
* **Yes**
* **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS344

Person ID 1259878

Full Name Helen Bailey

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Kings Langley comment

Growth Area KL02: Land at Rectory Farm

I would like to register my objection to the proposals to develop on Green Belt land at Rectory Farm (Growth Area KL02). I object for the following reasons:

- Traffic – The roads around this area, including Hempstead Road as well as the residential streets, Rectory Lane, Mill Lane, The Nap and connecting roads are already congested at peak times and the proposed development will exacerbate this problem.
- Developing this land will see the important green space between Kings Langley and Apsley eroded with the sprawl of built up areas.

- The already limited open space between Kings Langley and Apsley will be further diminished and risks the two towns merging or only being separated by a very small undeveloped area which visually will be very insignificant.
- The site would be better used as green amenity space that would not generate a significant increase in traffic and the built environment. The current neglect of the site seems a transparent attempt to redevelop for profit rather than for the benefit of the community.
- Kings Langley is a small historic settlement, the size of the proposal is completely out of proportion with the size of the village.

Yes / No
 * Yes
 * No

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS390

Person ID 1260058

Full Name Redbourn Parish Council

Organisation Details

Agent ID 1260042

Agent Full Name David Mitchell

Agent Organisation Redbourn Parish Council

Yes / No
 * Yes
 * No

No

Proposals and Sites Kings Langley comment

Yes / No
 * Yes
 * No

No

Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS417
Person ID	1260366
Full Name	Mr Tim Wright
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>I am writing to express my objection to the proposed development on the Green Belt land at Rectory Farm. There are five purposes of the Green Belt but only one has to be met to justify this designation. These five purposes include:</p> <p>‘Preventing neighbouring towns merging into one another.’ Rectory Farm was proposed for development in the last Local Plan consultation. On that occasion the Planning Inspector found “Although the new housing would not be any closer to Hemel Hempstead than the existing housing on Coniston Road it would nevertheless reduce the limited area of open land between the two settlements. I consider, therefore, that development of the land would not only lead to a significant expansion of built development but it would also contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the main purposes of the Green Belt.” He added: “I do not consider that the undertaking of additional land- scaping and/or the provision of public open space would outweigh the harm to the Green Belt.”</p> <p>In terms of the need ‘to check the unrestricted sprawl of large built up areas’ - On the last occasion the Planning Inspector said: “Whilst it would be no closer to Hemel Hempstead than the existing housing on the western slopes of the valley it would extend the built-up area on the valley floor well beyond the exist- ing development on the opposite side of the canal. In my view, therefore, it would result in a very substantial erosion of the important wedge of green space between Hemel Hempstead and Kings Langley contrary to the well-established aims of the Green Belt.</p> <p>I am also concerned that development of the land would erode the vulnerable green wedge between the development on the opposite side of the canal in Three Rivers District and the housing on the western side of the A4251 in Kings Langley.”</p>

Turning to 'to assist in safeguarding the countryside from encroachment' reference is made of the site's poor quality/lack of visibility, but the site is private land neglected for 30 years because the owners have wanted to develop the site. At present there's no public access and limited traffic movement; 200 houses and associated traffic will be visible and audible from every direction.

Finally, a 4th Green Belt purpose is 'to preserve the setting and special character of historic towns,' Kings Langley is an historic settlement incorporating the site of a Royal Palace, a 12th century church and a 13th century Priory. This 1 site would increase the size of our historic village by nearly 10%.

> Other objections include the following material planning considerations; Traffic - There are already daily traffic delays on the Hempstead Road as it acts as a 'funnel' for villages and towns to the north, south and west, looking to access the M25 and routes into London. This will be seriously exacerbated by traffic turning onto the site without a designated turning lane at the planned T junction or traffic trying to get off the site with 5 other access points and a bus stop nearby, together with a layby on the west side and parking on the east side of the A4251 immediately to the south of the proposed junction.

Highway safety - Accidents are a regular feature of this part of the A4251 where traffic is either decelerating or accelerating to or from the short 40mph section which begins at the point where the access road is already planned. No changes are planned to the 40mph designation.

Other News: MOTO Motorway Service Area (MSA) At Junction This threat to our local green belt which additionally has the potential to cause traffic chaos and major disruption.

Yes / No

* **Yes**

* **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

Title	Kings Langley
ID	EGS433
Person ID	1260451
Full Name	Suzanne Lazenbury
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>I am writing to object to the proposed development on the Green Belt land at Rectory Farm. Green Belt land is important to our very existence and this recent pandemic has shown the benefits of access to green pastures. Building on this land will take away our countryside and will contribute to the merging of Kings Langley into Hemel Hempstead which is contrary to the main purposes of the Green Belt. Our countryside should be protected from encroachment. This site has been neglected for many years because the owners have wanted to develop the site however if 200 houses are put on the site there will be a significant increase in traffic movement and noise. If this site is developed it will increase the size of Kings Langley by nearly 10% and this will create extra traffic and an increase in accidents. There are already continuous traffic delays through the village and accidents are a regular feature on the A4251 through Kings Langley. Schools and medical facilities in Kings Langley are insufficient and Kings Langley would change from being a village to being a built up area without the requisite infrastructure. Kings Langley is a historic settlement incorporating the site of a Royal Palace, a 12th century church and a 13th century Priory not an urban sprawl. Urban sprawl has all kinds of negative impacts including loss of farmland and wildlife, increased use of cars and neglect of older towns and villages. Green Belt land often includes significant local biodiversity and heritage assets, and it also captures carbon, provides space for water to prevent flooding, and protects the water supply. In our efforts to tackle the housing crisis, suitable brownfield land and not Green Belt should therefore be the priority.</p>
Yes / No * Yes * No	No
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS460
Person ID	1260582
Full Name	Kate Macnish
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Land at Rectory Farm</p> <p>I am very concerned at the proposed development at Rectory Farm. The whole ethos of planning will change dramatically in view of the change of lifestyles post-pandemic and all development needs to be reviewed in light of the changes we are going to face. Climate change will also need to be taken into account more seriously. If you go to Rectory Farm now, following the winter's rains, you will see how badly affected the whole area is. My main concern, as a beekeeper, is the effect the proposed development will have on the pollinators in our area. Having a green 'corridor' between urban areas is vital to enable pollinators to survive in what is already a difficult environment. Threatening their habitats will lead to a permanent decline in the pollination of the majority of plants on nurseries, small holdings, allotments, hedgerows, gardens and those fields where crops require to be pollinated. This proposed development will destroy one of the few green corridors left in our area. There are many other areas which are classified as brownfield sites which could be developed for housing. However I would suggest that to go ahead with any proposals for housing at this moment in time when so many of our pre-pandemic 'norms' have been wiped off the slate will be regarded as archaic and foolish by the next generation. Planning needs to be reviewed with a vision of life in the 'new normal'. Houses will need to be redesigned to reflect the needs of a post-pandemic population. I strongly advise that a great deal of thought needs to go into a major review of future plans which will enable the future population to access green spaces, live in 'green' homes and improve their mental health.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS477
Person ID	1260691
Full Name	Mrs Ann Martin
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Question 5, Site ref, Growth Area KL02, Land at Rectory Farm</p> <p>I am contacting you to express my objections to the proposed development on the Green Belt Land which is Rectory Farm in Kings Langley.</p> <p>The purpose of Green Belt has always been to prevent coalescence between settlements. Any development on the Green Belt at Rectory Farm would only serve to further merge the village of Kings Langley with the town of Hemel Hempstead.</p> <p>Additionally building 200 houses on this Green Belt goes against another of its purposes which is to prevent sprawl of large built up areas.</p> <p>Further, building 200 houses here would require traffic access onto the Hempstead Road – this road is already extremely busy at all times and, as traffic heads into or out of the narrow village High Street there are already long delays daily, especially during morning and evening rush hours.</p> <p>Another purpose of Green Belt, which is particularly important to Kings Langley, is that it should be to preserve the setting and special character of historic towns. Kings Langley is a village of historic importance which has the site of a Royal palace, an ancient Priory and a beautiful 12th Century Church (All Saints).</p> <p>The addition of 200 further dwellings into Kings Langley, on top of the 3000 + which have been built since the last Local Plan in 2002, not to mention the numerous infills, will put further pressure on the already overstretched infrastructure. The local schools, doctors and other vital service are already at full capacity. The additional traffic will also contribute to further air, light and noise pollution.</p> <p>If the COVID crisis has taught us anything it has to be that open green spaces, fresh air and recreational areas are vital to the well-being and health of the local community therefore building on it is a violation of its purpose.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	

Title	Kings Langley
ID	EGS486
Person ID	1260716
Full Name	cherry bromwich
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>I write to strongly object to the above proposals for the development of Rectory Farm increasing to 200 houses and using Green Belt Land</p> <p>I do not believe there is a need to build on Green Belt land, there are sufficient brownfield sites to meet housing demands, but also for the following reasons:</p> <ul style="list-style-type: none"> • Kings Langley is an historic village. I believe the development using Green Belt land will impact on the gap between Kings Langley and Apsley therefore reducing our status as a Village. It is especially crucial for Kings Langley to remain a village as it is an important historical site that once housed the Royal Palace, a 13th century priory and still has a 12th century church. This new development would increase our village by nearly 10% thereby merging us closer to Hemel. • I believe even more so, since Covid 19 and the lockdowns, that it is imperative that we preserve this area of Green Belt for the wellbeing of local residents. It has been scientifically proven that getting out in the countryside is not only good for our physical health but also our mental health. It would much better serve the community and environment if the Green Belt land was used for recreation use and a green wildlife corridor along the canal. Also, with the focus on global warming at present, surely, we should be planting more trees and preserving these important tracts of land not building on them when there are brownfield sites available and losing them forever. • The increase to 200 dwellings and resulting vehicles, would not just be an issue with parking but also add to the flow of traffic through the village, causing a serious health and safety concern for pedestrians, cyclists, and school children trying to cross the road to get to the Primary and Junior schools and especially parents with pushchairs and young children. Hempstead Road already has an accident blackspot at this area and sees daily traffic speeding but also delays as it is used as a drive through for villages to the North, South and West. It is already very difficult to cross the road at this section because of the volume of traffic.

- Even with the present flow of traffic there is a queue waiting to exit the village near the M25 junction 20 roundabout regularly throughout the day. This also causes a problem for public transport passing through the village. The impact of the extra houses is only going to increase these issues as there will potentially be an extra 200 plus cars generated from this large development. Plus, most importantly for physical and mental health, there is the pollution from exhausts and noise that will result from the extra traffic possibly occurring 24hours a day and an increased risk to safety.
- As a Rectory Lane resident, we already regularly experience parking problems in our street. A development of such a large estate of this size, will exacerbate this problem as there will not be enough residential parking on the estate to accommodate the occupants or their visitors. Also, If there are no extra dedicated parking spaces within the estate for villagers who wish to use the proposed community land this will again increase parking issues in the surrounding streets.
- I am also concerned with the additional noise and disturbance this large scale estate will now bring.
- There is not the infrastructure in place for schools, which are already oversubscribed, traffic and other services such as doctors, etc.

Yes / No
 * **Yes**
 * **No**

**Proposal & Sites Kings
 Langley Other Sites
 comment**

Included files

Title Kings Langley

ID EGS488

Person ID 1258240

Full Name Adele Giles

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

No

Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS519
Person ID	1207090
Full Name	Land Department
Organisation Details	British Pipelines Agency
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>maps showing the area we affect, please note these are for guidance only and do not provide details of the pipelines and how they may affect any key future developments. (map received but not made public due to sensitive data)</p> <p>The list of Affected are as follows:</p> <p>The Rest of Hemel Hempstead Maylands Two Waters North Hemel Hempstead Kings Langley Bovingdon Tring</p>

In these area's listed above BPA and Fina will need to be consulted as we may affect any new Key Developments.

List of Not Affected Areas:

Berkhamstead

Hemel Hempstead Town Centre

Markyate

Yes / No

* **Yes**

* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS668

Person ID 1261122

Full Name Mark Slade

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

No

**Proposals and Sites Kings
Langley comment**

Yes / No

* **Yes**

* **No**

Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS774
Person ID	1261269
Full Name	Andrew Harper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Dear Sir/ madam,</p> <p>re: site KL02:Land at Rectory Farm</p> <p>I am writing to express my objection to the proposed development of greenbelt land at Rectory Farm. I understand that 55 dwellings has already been approved, I object to any more development on the site for the following reasons.</p> <ol style="list-style-type: none"> 1. The additional proposal is for an extremely large development. 2. If approval is given, this will contribute towards the merging of Kings Langley and Hemel Hemstead, contrary to the main purpose of the green belt. 3. It will exacerbate the traffic filtering down to the M25 on the Hempstead Road. 4. It will almost certainly destroy the character of the historic village of Kings Langley 5. It will put pressure on the local schools, facilities and amenities to facilitate a 10% rise in housing. 6. It will ruin the dynamic and character of Kings Langley as a village location. It will certainly undercut the visual aesthetics and calmness that the Grand Union Canal walk currently affords. This is invaluable to the physical and mental health of residents. <p>Yours Sincerely</p>

	Andrew Harper
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS914
Person ID	1261450
Full Name	Ronald Perkins
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>My objections to the proposed development on the Green Belt land at Rectory Farm are as follows:</p> <ul style="list-style-type: none"> 1 Preventing neighbouring towns merging into one another 1 Rise in congestion on Hempstead Road 1 A need to check the unrestricted sprawl of large built up areas

Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS959
Person ID	1255747
Full Name	Miss Margaret Beaman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>I oppose the development of the proposed new housing of 145 dwellings on the Rectory Farm site as more housing will inevitably cause more traffic and more parking problems on the only already very busy access road A4251 to the M25 and other routes to London. Already there is frequent congestion in Kings Langley high street and frequent traffic flow problems and <u>no</u> highways changes have been planned to cope with the extra vehicles.</p> <p>I wish Rectory Farm to become asset to Kings Langley as an open space for recreational use and conservation of wildlife near the canal</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	

Included files	
Title	Kings Langley
ID	EGS979
Person ID	1261603
Full Name	Mr John Wilkin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	Growth Area KL02: Land at Rectory Farm I think the Rectory Farm would be a good site for housing but only on the brown belt where the chicken sheds are as they are not in use any more. But the fields need to be kept for recreation (assume recreation) purpose for future generations to enjoy.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS999
Person ID	1143996
Full Name	Mr Derek Collins
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>The Planning Inspector has previously rejected the development application on the grounds that it reduces the amount of open land between Kings Langley and Hemel Hempstead.</p> <p>In the light of the Covid pandemic it has shown that we need more open space for public access as the amount of open area we have locally quickly became very busy as people became aware of the need to exercise and the pleasure that is derived from walking and this is a facility which will be evermore greatly needed in the future.</p> <p>Whilst accepting some development we need to ensure we don't saturate this area with buildings to the exclusion of the habitat for wild life. Trees should be planted to offset our carbon footprint and provide safe space for all to enjoy.</p> <p>Kings Langley is an historic village and we need to maintain our greenbelt to preserve the character of this special village with its long royal association.</p> <p>Our roads are already overcrowded with queues on the A4251 trying to get onto the M25 and A41.</p> <p>The local infrastructure too is overladen with not only the pressure of traffic but our doctors and the local schools unable to give the service and accommodate the existing needs of the residents.</p> <p>Thankyou for taking time consider these objections. Let us all preserve our green belt.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS1015
Person ID	1258036

Full Name	Lucille Brooks
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Regarding the Rectory Farm Development, I would like to put forward the following objections:</p> <ul style="list-style-type: none"> • The development is far too large with the infrastructure in place to support the new residents. There is no plan to increase schools, doctors, vets, dentists or traffic controls within the village which do not have the capacity to cope with the potential new population. • Kings Langley is a village that will rapidly become the population of a town without infrastructure to support it. There are very few food shops to support an increase in local population. • The whole charm of being a village will be destroyed by overwhelming the use of parks, car parks etc. • The traffic through the narrow High Street has increased over many years, but is now near log-jam proportions. On a normal working and school day, the queue to get onto the M25, A41 or road into Watford, can stretch back into the High Street and delays to all traffic, including public buses is significant and frustrating. Residents who live in Church Lane and other roads towards the M25 cannot get out onto the main roads as nobody wants to give way. • The inclusion of building on Green Belt land is worrying and sets a precedent for other developments to put in applications using Green Belt designated land. Wildlife will be compromised on this site which has remained empty for many years.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS1294

Person ID	1259116
Full Name	Tring in Transition (TinT)
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS1875
Person ID	1262502
Full Name	Mr John Saunders
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	

Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>I object to the Rectory Farm development in Kings Langley. This is on Green Belt land.</p> <p>The aim of Green Belt policy is to prevent urban sprawl by keeping land open. The overdevelopment proposed is reducing the gap between Kings Langley and Apsley / Hemel Hempstead.</p> <p>The additional 145 homes proposed will increase the traffic pressure on the A4251 which at peak times heading south to the M25 junction already has long queues and northwards into Apsley which increasingly has very bad queues even at off peak times.</p> <p>The new homes will also increase pressure on local schools and doctors which are already near full.</p>
<p>Yes / No</p> <p>* Yes</p> <p>* No</p>	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS1912
Person ID	1262549
Full Name	Alan Johnson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
<p>Yes / No</p> <p>* Yes</p> <p>* No</p>	Yes
Proposals and Sites Kings Langley comment	<p>kl02</p> <p>I am writing to express my objection to the proposed development at Rectory Farm.</p> <p>There are 5 purposes of the Green Belt but only 1 has to be met to justify this designation.</p> <p><i>'Preventing neighbouring towns merging into one another.'</i></p>

In the draft Local Plan, the “Green Belt Final Review” states “There will be development restraint in small villages in the Green Belt and rural area and other small villages as set out in the Settlement Hierarchy.... . Kings Langley – protect character of the village, prevent coalescence with Hemel Hempstead and stop formation of Watford suburb.”

When this site was previously considered under the last draft Local Plan, the Planning Inspector found **“the housing on this site would significantly extend the built-up area of the village along the floor of the Gade Valley, reducing the narrow strategic gap between Kings Langley and Nash Mills on the southern edge of Hemel Hempstead. Although the new housing would not be any closer to Hemel Hempstead than the existing housing on Coniston Road it would nevertheless reduce the limited area of open land between the two settlements. I consider, therefore, that development of the land would not only lead to a significant expansion of built development but it would also contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the main purposes of the Green Belt.”**

“I am also concerned that development of the land would erode the vulnerable green wedge between the development on the opposite side of the canal in Three Rivers District and the housing on the western side of the A4251 in Kings Langley.”

He added: **“I do not consider that the undertaking of additional landscaping and/or the provision of public open space would outweigh the harm to the Green Belt.”**

The Green Belt Review Annex A (Part 3) states “Taking account of the assessment of landscape value and susceptibility, the parcel is assessed as having a Low overall sensitivity to change arising from residential and mixed-use development. This is due to the landscape’s partially eroded character from the clutter and fragmentation caused by the agricultural and light industrial complex dividing the landscape. A variation in landscape sensitivity is apparent along the eastern edge of the parcel where the landscape is assessed as having Low-Moderate sensitivity to change arising from residential and mixed-use development. This is due to the partial relationship with the Grand Union Canal and the greater degree of separation from the surrounding built development.

This is at odds with the need ‘to check the unrestricted sprawl of large built-up areas’ there are developments a very short distance to the east and the site is already abutted by extensive housing estates to the west and south. It is also contrary to what the Planning Inspector said last time: **“Whilst it would be no closer to Hemel Hempstead than the existing housing on the western slopes of the valley it would extend the built-up area on the valley floor well beyond the existing development on the opposite side of the canal. In my view, therefore, it would result in a very substantial erosion of the important wedge of green space between Hemel Hempstead and Kings Langley contrary to the well-established aims of the Green Belt.”**

In terms of 'to assist in safeguarding the countryside from encroachment' reference is frequently made of the site's lack of public visibility, but takes no account of the fact that the site is private land which has been neglected for 30 years, i.e. there is no public access, and 200 houses and associated traffic will be visible and audible from every direction.

Despite this assertion the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment states:

"Any development in this location should take careful account of and mitigate the following sensitivities:

- the connection with, and setting of, the Grand Union Canal and long distance trail;
- the variation in landscape sensitivity within the parcel;
- the existing or degraded vegetated boundaries and areas of untidy scrub;
- screening of the Hempstead Road and associated lighting;
- the fragmented landscape structure land uses within the parcel;
- the characteristic rows of Lombardy poplar trees; and
- the community uses within the parcel specifically the Food for Kings community food growing initiative.

The potential design response for any residential and mixed use development should:

- conserve and enhance the setting of the Grand Union Canal and any views from the canal or tow path;
- consider views into the parcel from elevated areas of the valley;
- conserve and enhance characteristic vegetation such as the belts of Lombardy poplar trees;
- Conserve and enhance the buffer planting along the Hempstead Road;
- incorporate valued community features such as the community food growing or community farm; and
- explore opportunities to enhance the internal field boundaries and landscape structure within the parcel and mitigate the effects of the views and noise of the urbanising Hempstead Road."

The light industrial complex referred to has been removed.

In terms of 'to preserve the setting and special character of historic towns,' Kings Langley is an historic settlement incorporating the site of a Royal Palace, a 12th century church and a 13th century Priory. This 1 application would increase the size of this historic village by nearly 10%.

Traffic - There are already traffic delays during commuting and school periods, particularly as the Hempstead Road acts as a 'funnel' for villages to the north and west and towns to the north, looking to access the M25 and routes into London. This will be exacerbated by some traffic turning onto the site without a designated turning lane or trying to get off the site onto the main road.

Highway safety - Accidents are a regular feature of this part of Hempstead Road where traffic is either decelerating or accelerating to or from the short 40mph section which begins at the point where the access road is planned. No changes are planned to the 40mph designation.

Under the latest planning consultation document, areas that would be protected **from** development would include sites which would justify more stringent development controls to ensure sustainability. This would include areas such as the Green Belt on Rectory Farm.

This is because this Green Belt at Rectory Farm is not a large area, but its removal will have an enormous impact on 'urbanising' the village setting.

In terms of that part of Kings Langley within Three Rivers District Council, paragraph 1.30 of the Growth Strategy, there is a clear acknowledgement of the "duty to cooperate" under Section 33A of the Planning and Compulsory Purchase Act 2004, the National Planning Policy Framework (NPPF) and Planning Practice Guidance. Whilst welcoming the work that the Borough Council has done with neighbouring authorities, and the current initiative to prepare a South West Hertfordshire Joint Strategic Plan. Completion of the document, however, is not expected for about two years and it is unlikely that it will be fully adopted by all five authorities by the end of 2023.

Engagement with other authorities has taken place on strategic matters in South West Hertfordshire (as stated in paragraph 1.32). One of the key issues listed is the potential unmet housing needs of Watford. At the more local level, however, there is insufficient consideration of the role and function of Kings Langley in the wider sub-region. Both the Borough and Parish boundaries are tightly drawn – to the east by the Grand Union Canal and to the south by the M25. This is clearly acknowledged in paragraph 23.167 of the Growth Strategy. Despite this, and the statement that the Borough Council works closely with Three Rivers District Council to ensure a "consistent settlement-wide approach", it is concluded that "we can only plan for the Dacorum part of the village."

The above statement is disappointing, and suggests that the Growth Strategy does not fully acknowledge the cross-boundary potential for development. In paragraph 23.176, it is stated that "*While there are reasonable levels of employment in the village, most of this is located in Three Rivers, which this Council has no planning control over.*" Although the strategy includes proposing a site (KL03) for employment uses at Sunderland's Yard, Church Lane, there is no specific reference to potential sites for employment and housing which are in Three Rivers but adjacent to the village.

In fact Three Rivers District Council will be seeking to maximise the areas of brown field land for housing development. In that respect, an area of 30 hectares to the east of the Grand Union Canal is referred to as the Kings Langley

Employment Area (KLEA). This represents over 60% of the Council's Brown Field Register, and it is clear that the authority has a policy of converting employment sites in the KLEA to housing. A number of these employment sites in the KLEA have already been lost to 250+ housing units. These include Astra Zeneca, West Herts College, Stannah House, Pinnacle House, Primrose Hill (two sites). Conversion of many of these sites for housing will significantly increase pressures on infrastructure and services, most of which will gravitate towards the parish of Kings Langley on the west of the canal. Other sites were identified by Three Rivers District Council for thousands more houses on Green Belt sites bordering the KLEA.

For this reason, no further housing should be built on the Green Belt at Rectory Farm before there is clarity about how many more houses Three Rivers District Council plan for these Green Belt sites bordering the parish of Kings Langley.

Yes / No * Yes * No	No
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS2230
Person ID	1262755
Full Name	Karen Johnson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes	No

* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS2436
Person ID	1227518
Full Name	Mr John LOWRIE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS2825
Person ID	1263312
Full Name	Ben Killick
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>KL02.</p> <p>Object to the proposal to build another 145 houses on this piece of green belt land.</p> <p>There has been planning granted to build ~55 houses on the existing brownfield area where the current owner of the land has allowed the buildings to fall into disrepair so as to facilitate planning / building of 55 houses. This is enough building.</p> <p>The proposal to allow another 155 houses on the plot would cause further traffic congestion on an already busy road and would be dangerous. The area is not suitable for a side road onto the A4251 as it's a 40 mph road and accidents are common due to speeding cars, they already head into the village at 35-45mph according to the speed warning sign (it's a 30mph limit). The A4251 is a very busy road as is used as a cut through from Hemel / Berko and surrounding areas to get to the M25, there is no way to add facility for 155 new builds and their 155-300 cars to get on and off the side without causing congestion, danger and increased pollution.</p> <p>The building of the 55 houses is already eroding the gap between the historic village of Kings Langley and surrounding towns / villages. This proposal would lead to merging towards Apsley, also the building close to canal would cause Kings Langley to merge with the 3 rivers on the other side of the water. At the moment we have managed to preserve this stretch of canal as natural and it should stay this way (not end up built up as has happened in Nash Mills / Apsley) .. this would ruin Kings Langley's historic character.</p> <p>This development alone would increase the size of the village by another 10% on top of the existing development of 55 houses and all the other works going on. The site is currently natural and has no access from the road, it's a haven for nature and looks beautiful as we walk along the canal. The building of 155 houses would completely change the viewpoint of the village as one enters, noise and sightlines would be irrevocably changed for the worse.</p> <p>The last time that this land was looked at the planning inspector said among other things "it would result in a very substantial erosion of the important wedge of green space between Hemel Hempstead and Kings Langley contrary to the well-established aims of the green belt". There were also numerous notes made of how this would close the gaps</p>

between 3 rivers, there was a clear view that even if additional landscaping or public open space was added it would in no way mitigate the loss of the green belt.

The parking is tricky on the area as is and we have all seen what's happened up in Nash Mills... there are cars parked all over the place and yesterday when walking up and over the bridge there were cars parked completely across the paved sections of the pavement forcing pedestrians to walk in the mud. No parking restrictions are enforced and it's a free for all. Building another 155 houses on this plot would cause carnage in the area, cars would overspill onto a dangerous a4251, into the village, on the canal bridge etc.. would be a disaster for the village and residents.

This proposal to allow the green belt to be destroyed and 155 houses build is totally inappropriate and has not been thought through. The site is not suitable and is critical to keep the character of Kings Langley intact. Building on it would cause urban sprawl, destroy green belt, ruin the character of the village, cause congestion and accidents.

It should not be included in the plan – there are lots of brownfield sites and empty office in the area that would be excellent if developed, would not require loss of green belt and would actually improve the village.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS2827

Person ID 1263206

Full Name Andrew Farrow

Organisation Details Great Gaddesden Parish Council

Agent ID 1253616

Agent Full Name Andrew

	Farrow
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS3001
Person ID	1258924
Full Name	Natalia Maghdoori
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	No

Proposal & Sites Kings Langley Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development</p>
Included files	
Title	Kings Langley
ID	EGS3066
Person ID	1142055
Full Name	mrs Marilyn Whyman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>I already responded to the original application of the 55 houses but will repeat part of my response and also add information.</p> <p>My main concern of building these houses on Green Belt land is once this Green Belt land has gone, it has gone forever. What are we doing? Is it not important that we keep open space to enjoy and cherish for future generations?</p> <p>Have we not learned anything from the recent issues regarding climate change, flooding, droughts, it is imperative we should hold on to our Green belt land?</p> <p>Covid has made us realise we need more open space to enjoy NOT reducing the very little open space we have.</p> <p>Kings Langley is an historical village that should be preserved... it is already bursting to the seams with too many people, cars, little parking and not enough support facilities.</p> <p>I find it unbelievable that we are even considering taking Green Belt land.</p> <p>It is an embarrassing fact that the UK only have 13% woodland, we are the least wooded country in Europe, who have a minimum of 35%.</p>

Our government in celebration of the National Tree Week committed to new funding to help reach its tree planting commitment... and yet here we are building on the very little green space we have ... it does not add up!

Why don't we make Rectory Farm a place that can be enjoyed by everyone and the wildlife can flourish? The wildlife will suffer enormously if all this building goes ahead. I would like to know who has carried out all the environmental issues?

PLEASE reconsider this planning application.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS3073

Person ID 1159684

Full Name Mrs Pamela Wells

Organisation Details KL Residents Associate The History Society

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Yes

Proposals and Sites Kings Langley comment Growth Area KL02: Land at Rectory Farm

I am writing to you to object to the enlarged development at rectory farm. It seems to be against the idea of a green belt around the historical site of kings Langley, it will merge us into dacorum.

Any access into the A41 road will create more hold-ups than there are already.

So many houses would create more traffic in the high street, overload the surgeries and the schools and the shops, making KL difficult to access on my electric scooter. It is difficult to cross over vicarage lane to the post office as it is with traffic coming from 4 directions.

Life has been so much easier and less polluting since the “lockdown” due to the “virus”, less traffic over my house too. A small development where it is already built on and alongside the canal would be suitable. The number of house boats residing alongside the canal increase over population of KL.

Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS3093
Person ID	1263499
Full Name	Mrs Angela Burgin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	No
Proposal & Sites Kings Langley Other Sites comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development

Included files

Title Kings Langley

ID EGS3112

Person ID 1261485

Full Name Douglas Adams

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

Proposals and Sites Kings Langley comment

Yes / No

* Yes

* No

Yes

Proposal & Sites Kings Langley Other Sites comment

Surplus brownfield office space.

Included files

Title Kings Langley

ID EGS3241

Person ID 1263575

Full Name Mrs Angela Wilkin

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>I am writing to express my objection to the proposed development on the green belt land at rectory farm.</p> <p>Green Belt land is very important for the future generations to enjoy as an open space for recreation and wildlife</p> <p>Kinds Langley and the surrounding area has already accommodated a significant amount of development approximately 3,500 dwelling since 2002.</p> <p>Rectory Farm can be an excellent opportunity to create a green wildlife corridor along the canal and river gade.</p> <p>We are all being urged to cut our pollution/emissions this housing estate will take this part of the green belt forever.</p> <p>We have all found during covid 19 we need the green belt and open spaces</p> <p>Please build on brown sites.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS3242
Person ID	1263566
Full Name	Frances Read
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS3411
Person ID	1263763
Full Name	Adam Kindred
Organisation Details	CBRE
Agent ID	1263757
Agent Full Name	Adam Kindred
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p><u>Growth Area KL02: Land at Rectory Farm</u></p> <p>We are aware that a planning application for the site above has recently been withdrawn (REF 20/00205/MFA). During the consultation on this application Hertfordshire Highways Authority commented that:</p> <p><i>'The Highway Authority is therefore of the view that the creation of a new dedicated vehicle access onto Hempstead Road in advance of the detailed plan-making work on the wider potential site allocation could be detrimental to the longer term LTP4 vision of this area. For example, the dedicated right turn lane of the proposed vehicle access (resulting in widening of the carriageway) and a development design which does not make the reduction in speed limit to 30mph possible along Hempstead Road could undermine the future aspirations for Hempstead Road to move towards becoming</i></p>

a high quality sustainable travel route. In short, a new vehicle access onto Hempstead Road at this stage has the potential to prejudice future sustainable travel corridor proposals for Hempstead Road, in particular the potential focus on bus priority measures as outlined in the GTP.

Furthermore, any new access introduces a potential point of conflict, and the slowing down and turning of vehicles could adversely affect bus movements along any such future bus priority corridor. A more sensible approach is to continue using the existing Gade Valley Close vehicle access point, which would concentrate vehicle traffic arising from this development on the existing junction of Rectory Lane / Hempstead Road. It should also be noted that a dedicated new vehicle access onto Hempstead Road will send the wrong message to residents of the development, enabling them to drive onto Hempstead Road with ease. The firm focus should instead be on sustainable modes of travel to and from the development, and a high quality pedestrian and cycle link onto Hempstead Road would fit well into this vision, to link with the future sustainable travel corridor aspirations Hempstead Road.'

The response of the Highways Authority should be read alongside Paragraph 104 of the NPPF (2019) which states policies should *'be prepared with the active involvement of local highways authorities, other transport infrastructure providers and operators and neighbouring councils, so that strategies and investments for supporting sustainable transport and development patterns are aligned.'*

The proposed allocation includes a clear reference for *'Primary access to the site is to be provided via Hempstead Road'*– it is thus unclear how the site allocation is consistent with the NPPF (2019) as it relates to the need for policies to be aligned with that of the Highways Authority.

Yes / No
* **Yes**
* **No**

Yes

Proposal & Sites Kings Langley Other Sites comment

For the reasons that have been set out in responses to other questions, the spatial strategy should direct homes to Kings Langley in the development of a sound spatial strategy (notably in respect of an appropriate response to the Ashridge Commons and Woods SSSI).

Hill Farm (Site 89) performs extremely strongly in the evidence base that has been undertaken by the Council. The site could be added to the Draft Plan with no requirement to revisit the evidence base. Appendix B of the Site Selection Topic Paper (November 2020) states:

'Site performs well on a number of identified criteria, with the majority of identified constraints likely to be sufficiently mitigated alongside development. Access was initially identified in the AECOM Site Assessment Study as a constraint although an alternative proposal has been identified which overcomes this constraint. B60 Site Selection: Appendix B The site relates well to existing facilities such as primary and secondary education, but is distant from the main high street/A4251 and the train station, relative to other alternatives in the area.'

The distance between the site and the main high street is comparable, and in many cases shorter, than distances that have been considered appropriate in the allocation of sites at the edge of Berkhamsted.

The site is extremely well located to key educational facilities within the local area that would allow a significant number of trips to be made sustainably. More broadly, we are aware of an existing surplus in the number of places at the adjacent secondary school, which could be filled by the development. Ensuring that pupil rolls remain filled is a key component in the way in which secondary schools are funded and thus a key component of the longer-term sustainability of the secondary school site.

Within the Green Belt Review Stage III, Site 89 is included in a number of the accompanying images as a 'Preferred Site Allocation' further reinforcing the overwhelming credentials of the site in terms of its suitability for inclusion with the Draft Local Plan. This is the only other site (other than Rectory Farm) which includes this annotation.

Page 132 of Volume 3 of the AECOM Site Assessment also confirms that the *'scale of development would be a moderate change to the character of Kings Langley. However, the location would be a natural expansion to the settlement.'* The site's natural features would contain the visual impact of the development with mature tree boundaries surrounding the development.

The site is located adjacent to the Kings Langley Secondary School which is currently operating with a large surplus in school places. As well as meeting the housing needs of Dacorum in a sustainable manner, the pupil yield generated from the development would assist in the longer-term sustainability of the Kings Langley Secondary School with respect to admission numbers. Ensuring that schools are operating at or close to their intended capacity is a key factor influencing how funding is allocated to secondary schools. The functional location of residential development adjacent to the secondary school also represents good planning principles in locating housing development in locations in which it can significantly reduce the need to travel by non-sustainable means.

Across a range of key evidence base documents (Landscape Sensitivity Study, Green Belt Study, Site Selection Paper, Sustainability Appraisal) the site performs well, scoring consistently with those sites that have been allocated in the plan. From the evidence that has been collated on Hill Farm it would be justified on the evidence to allocate the site for development.

From the Development Strategy Topic Paper (2020) it is clear that two key drivers for the amount of growth that can be accommodated in Kings Langley has been (1) capacity issues associated with Junction 20 of the M25 and (2) primary schooling.

In respect of (1) from the Development Strategy Topic Paper (2020) we understand that this had led the focus for development in Kings Langley to be in the north of the settlement. Hill Farm is located to the north of the settlement and thus well located relative to other constraints in Kings Langley.

With respect to (2) we understand that a new primary school will be safeguarded at Grange Farm which has the potential to increase primary school capacity between Bovingdon and Kings Langley.

From work undertaken by Hatch Regeneris we understand that in their assessment work Hertfordshire County Council (HCC) have been using a high-level assessment of 0.5 forms of entry for every 200 homes. This is likely to overestimate the number of primary school age children being generated from the proposals. HCC's assumptions would suggest that 275 out of 490 new residents would be at primary school age which is considered to represent an overly cautious approach. Hatch Regeneris suggest that 105 primary school aged children is a more realistic assumption.

Included files	Hill Farm Aerial (wide).pdf
Title	Kings Langley
ID	EGS3460
Person ID	1263124
Full Name	Andrew Criddle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS3474
Person ID	1012318
Full Name	Mrs Jane Hennell
Organisation Details	Area Planner Canal and River Trust
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	KL02 Enhancement to the canal corridor should consider improved access to the waterspace for watersports and angling, including the provision of necessary supporting facilities such as car parking. The provision of facilities such as fishing platforms or a paddlesports launch area requires further consideration with the Canal & River Trust but also with local sports groups to understand whether there is support for the provision of such facilities. The nearest access route to the canal towpath should also be improved to allow it to be more user friendly for all users.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS3636
Person ID	1145631
Full Name	Mr Alastair Greene
Organisation Details	Clerk Little Gaddesden Parish Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No	

* Yes	
* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS3704
Person ID	1263904
Full Name	Tracey Tucker
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Kings Langley comment	<p>Site Ref: Growth area KL02: Land at Rectory Farm</p> <p>I wish to express my objection to the proposal to re-designate Green Belt land at Rectory Farm in order to build a further 145 homes in addition to the 55 which already have planning permission. I believe it is important to retain Green Belt land in light of the designated 'Climate emergency' and believe the land at Rectory Farm fulfils the following purposes of Green Belt land:</p> <ol style="list-style-type: none"> 1. 'Preventing neighbouring towns merging into one another': further development on this land would reduce the limited area of open land between the two settlements and contribute to the merging of Kings Langley and Hemel Hempstead resulting in urban sprawl and spoiling the nature of Kings Langley as a self-contained large village. 2. 'To check the unrestricted sprawl of large built up areas': the current green space provides a clear demarcation between Hemel Hempstead and Kings Langley as well as a separation with development on the other side of the canal. 3. 'To assist in safeguarding the countryside from encroachment': the quality of a significant area of the site has been improved over the last eight years with cultivation by the local Food for Kings group, producing organic produce which is sold at the monthly village market and any profits 'ploughed' back into growing further produce. This has demonstrated the productivity of the land and has encouraged people in the area to 'buy local'. Using the Rectory Farm site for allotments

would retain the countryside nature of the land and encourage local food production and consumption. Using the site for a large housing development would instead increase noise and air pollution.

4. 'To preserve the setting and special character of historic towns': Kings Langley is an historic settlement with the site of a Royal Palace, a 12th century church and a 13th century Priory. The proposed almost 10% increase in size would spoil the special character of this historic village.

In addition I have significant concerns about the impact on traffic congestion and air pollution which car owners in 200 additional households would generate. The 40 mph section of the A4251 where the new development would have its access road is a potential accident hotspot and there is already significant congestion, particularly at the beginning and end of the school day. The extra traffic would also most likely be trying to access the M25 junction so would cause extra problems through the narrow High Street and result in even longer traffic jams leading up to the junction.

Finally, I question the rationale to build such a high number of new homes in this area as the benefits of commuting for work into London need to be reviewed in light of the pandemic and the shift to home working. In view of the Climate emergency there is an increased imperative to retain green spaces and Rectory Farm would work well as a community open space with an increased number of trees to sequester carbon and allotment space to encourage local food production.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS3759

Person ID 1263921

Full Name sarah diehl

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

No

Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS3828
Person ID	1142055
Full Name	mrs Marilyn Whyman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Kings Langley comment	<p>I have already responded to the original application of the 55 houses but will repeat part of my response and also add information.</p> <p>My main concern of building these houses on Green Belt land is once this Green Belt land has gone, it has gone forever. What are we doing? Is it not important that we keep open space to enjoy and cherish for the future generations? Have we not learned anything from the recent issues regarding climate change, flooding, droughts, it is imperative we should hold on to our Green beltland?</p> <p>Covid has made us realise we need more open space to enjoy NOT reducing the very little open space we have.</p> <p>Kings Langley is an historical village that should be preserved...it is already bursting to the seams with too many people, cars, little parking and not enough support facilities.</p> <p>I find it unbelievable that we are even considering taking Green Belt land.</p> <p>It is an embarrassing fact that the UK only have 13% of woodland, we are the least wooded country in Europe, who have a minimum of 35%.</p> <p>Our government in celebration of the National Tree week committed to new funding to help reach its tree planting commitment and yet here we are building on the very little green space we have...it does not add up!</p> <p>Why don't we make Rectory Farm a place that can be enjoyed by everyone and the wildlife can flourish? The wildlife will suffer enormously if all this building goes ahead. I would like to know who has carried out all the environmental issues?</p> <p>PLEASE reconsider this planning application.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS3829
Person ID	1152422
Full Name	INGRID HARGREAVES
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>I am opposed to the development of proposed site Tr01. This parcel of farm land is very familiar to me and my family and is a peaceful and beautiful buffer between the A41 and the Station Road/Damask Close/Grove Road area. It will destroy the beautiful landscape on the main entrance to the town, surrounded by the Chilterns Area of Outstanding Natural Beauty.</p> <p>The public right of way across the farms is currently of enormous recreational benefit to numerous walkers {including many dog walkers}, joggers and families. If the farms are built upon, local residents in eastern Tring will be deprived of this much-loved amenity and their wellbeing will suffer. There are no suitable local alternatives.</p> <p>The farms are a strong wildlife link between Tring Park and Pendley Manor and contain an important Local Wildlife Site. Conservation of our local wildlife heritage is of critical importance.</p> <p>Irreparable harm would be done to the unique character of the historic market town – which must be preserved for current and future generations. The additional population will put a serious strain on all the town's amenities and services.</p> <p>A new major road junction is proposed for the already totally unsuitable Cow Lane and at least two new major road junctions are proposed onto the London Road. These will cause serious environmental harm - congestion, noise, air pollution, etc - for all of Tring's residents, businesses and visitors.</p> <p>These new access points are exclusively on the east and south of the proposed site, thereby limiting journey options and causing indirect journeys and congestion. Also, the eastern side of Cow Lane is the home of Tring's Badminton, Squash, Bowling and Rugby Clubs. The additional traffic on match days is hazardous now, but this development were it to go ahead, would exacerbate what is already a dangerous situation with additional traffic from the proposed estate feeding into a very busy and congested minor road.</p> <p>Tring itself is relatively traffic free - this is a much appreciated aspect of the town - and this would be lost forever if Tr01 is developed. The High Street has a serious 'bottleneck' area between the St Peter and St Paul Church and its Akerman Street and Forge Road crossroad. It is a particularly narrow area with buildings on either side of the street very close to each other. Extra traffic in the town will lead to frequent blockages here and I can see no obvious possible diversion to this key route.</p>
Yes / No * Yes * No	

Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS4271
Person ID	1261915
Full Name	Eleanor Lovett
Organisation Details	Landhold Capital
Agent ID	1261754
Agent Full Name	Eleanor Lovett
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>As set out in the response to the Kings Langley Delivery Strategy, Landhold Capital has concerns generally about the amount of development proposed at the settlement, as it is considered that the Council should be allocating greater levels of development in recognition of the settlement's suitability for growth.</p> <p>Notwithstanding these general concerns, Landhold Capital is also specifically concerned about the Council's reliance on KL02: Land at Rectory Farm to meet the bulk of the housing need at Kings Langley. Whilst part of the site already has permission for 55 dwellings, the Council has identified concerns in relation to environmental and flood risk constraints, which raises questions about the capacity and deliverability of the site. As set out in other responses, it is considered that land to the West of Kings Langley is less constrained and the Council should have looked to that part of the settlement to deliver alongside KL02 in order to ensure sufficient housing delivery at the village in the emerging plan period. It is argued that the plan's strategy is therefore not sound, as the Council has discounted reasonable alternatives that would be better placed to meet the Borough's housing needs at Kings Langley.</p>
Yes / No * Yes * No	Yes

Proposal & Sites Kings Langley Other Sites comment	Landhold Capital, as set out in other representations made to the Plan, strongly considers that the Plan should include a further allocation at Kings Langley, extending to the west and north-west of the existing built up area of the village. It is proposed that this would include land to the west of the secondary school, and include the land up to Barnes Lane, as shown in the red line boundary plan provided below. It is proposed that this land, in conjunction with the adjoining land to the south, would represent a highly sustainable opportunity to expand Kings Langley, within an area that is not subject to environmental or statutory constraints or designations.
Included files	Landhold EPV Redline Boundary Plan.pdf
Title	Kings Langley
ID	EGS4318
Person ID	1263252
Full Name	Alan Johnson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>KL02 - Rectory Farm</p> <p>The Growth Strategy (at paragraph 23.168) acknowledges that Kings Langley should provide some growth, but recognises that the village is constrained by a number of factors. I disagree with the proposed “major urban extension” at Rectory Farm (Site KL02) for around 145 additional dwellings and public open space.</p> <p>In the current Local Plan, the whole of the Rectory Farm site is within the Green Belt. The Borough Council’s justification is underpinned by a number of background reports, principally the Green Belt and Rural Area Topic Paper. Chapter 4 of the Topic Paper lists the documents which together form the Green Belt evidence base. In the conclusions to the Topic Paper (Chapter 7), the Borough Council considers that its approach to the Green Belt is consistent with the principles set out in the NPPF 2019. Detailed assessments of land availability, and the Dacorum Urban Capacity Study, have shown that approximately 63% of the Borough’s housing needs can be met within existing urban areas. Thus, the remainder can only be found on greenfield sites, all of which (with the exception of a small area beyond Tring) are in the Green Belt.</p> <p>Despite the conclusions of the Site Assessment Study, I do not not accept that there is a convincing case for the release of the Rectory Farm site from the Green Belt. Its removal would be contrary to the basic principles of the Green Belt as</p>

set out in the NPPF 2019. The fundamental aim of Green Belt Policy is to keep land permanently open; the essential characteristics of Green Belt are their openness and their permanence (NPPF, paragraph 133). Undeniably, the Rectory Farm site is a very open feature in the landscape setting of the village.

The five purposes of the Green Belt are set out in paragraph 134 of the NPPF and have been thoroughly analysed against the sub-areas of the Borough and the sites which have been promoted and allocated in the draft Strategy. In respect of the Rectory Farm site, the most important of the five purposes is “to prevent neighbouring towns from merging into one another”. The site is extremely important in its fulfilment of the function, in terms of its location in the development corridor running from the northern edge of Watford through to Tring. Within the gap between Watford and Hemel Hempstead, Kings Langley is one of a number of distinctive smaller settlements where local separation helps to prevent the merging of the main towns.

More locally, Rectory Farm land is an important gap between Kings Langley and Nash Mills, on the southern edge of Hemel Hempstead. Despite the presence of the railway overbridge, the Green Belt here performs a key role in maintaining the identity of Kings Langley and the areas to the north.

The detailed boundaries of the site KL02 are shown on Map 49 of the Allocations section of the Growth Strategy, together with notes on site-specific requirements. These have clearly been informed by the updates to the evidence base, in particular the Green Belt Review Stage 3 and the Landscape Sensitivity Study (Arup, August 2020), and the above-mentioned Greenfield Site Assessment Study (AECOM, January 2020).

The key findings of the Green Belt Review are set out, by settlement, in Chapter 6, which concludes that only the Rectory Farm site is proposed for allocation in the Local Plan (see map at Figure 6.1). Details are shown on the Settlement Pro Forma for Kings Langley (Appendix B, page 46). The detailed results of the assessment for Rectory Farm (site 97), in Appendix A (pp.62/63) of the Stage 3 Green Belt Review are erroneous. In the first stage of the analysis, if the site were to be retained in the Green Belt, it is noted that the eastern, western, and southern boundaries are easily recognisable and likely to be permanent

In the second stage of the analysis, if the site were to be released for development, the southern boundary, on the corner of Rectory Lane and Gade Valley Close, is considered to be readily recognisable. In view of the planning permission for housing on the area of the former farm buildings, this part of the assessment is largely academic.

The northern boundary of Site 97 was not considered to be defensible by the consultants. In response, but the area beyond is occupied by the Kings Langley football club pitches, which are appropriate uses in the Green Belt. In terms of the Green Belt purposes, Rectory Farm together with the playing fields forms part of a tongue of open land which penetrates the built up area. It is an intrinsic part of the character of the village and its surroundings.

As noted above, the findings of the Stage 3 Green Belt Review were informed by the parallel Landscape Sensitivity Study. The assessment of the Rectory Farm site (Parcel 97) is at Part 7 of the Study (pp.171-176). It is assessed as having “neighbourhood” landscape value, for a number of reasons, in terms of its “relatively-fragmented” condition and its proximity to the “arterial” road and an area of 20th century housing. The community farm is mentioned, but is no more and all the employment units have gone. Nevertheless, the fact that the area forms a backdrop to the Grand Union Canal, creating visual amenity value for a wider audience, is mentioned but has been severely underplayed by the consultants.

In terms of its landscape susceptibility, the parcel is given a low-moderate score. Again, the urban influences are overstated. The degraded landscape and clutter attributed to the community farm will no longer be a factor when that part of the site has been redeveloped. Although the Grand Union Canal area is recognised as a positive element, no account has been taken of the contribution to landscape character of the area to the east of the canal, which is within Three Rivers District.

The low overall assessment of landscape sensitivity does not fully recognise the strategic value of the site and its contribution to the green corridor described by the River Gade and the Grand Union Canal. No mention is made of the ecological value of the areas adjacent to the Canal, and its role as a wildlife corridor. The landscape guidance for the site is welcome in principle, however, and contains recommendations for the enhancement of the area which could be implemented without releasing it from the Green Belt.

This is not the first time that the Borough Council has proposed to allocate the Rectory Farm site for housing. The Association would remind the Council that it was rejected by the 2002 Inspector's report into the Dacorum Local Plan 1991-2011. The following extracts from the report are highly relevant:

“Although the new housing would not be any closer to Hemel Hempstead than the existing houses on Coniston Road it would nevertheless reduce the limited area of open land between the two settlements. I consider, therefore, that development of the land would lead not only to a significant expansion of built development but it would also contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the main purposes of the Green Belt.” The Inspector added: “I do not consider that the undertaking of additional landscaping and/or the provision of public open space would outweigh then harm to the Green Belt.”

“Whilst it would be no closer to Hemel Hempstead than any other housing on the western slopes of the valley it would extend the built-up area on the valley floor well beyond the existing development on the opposite side of the canal. “In my view, therefore, it would result in a very substantial erosion of the important wedge of green space between Hemel Hempstead and Kings Langley contrary to the well-established aims of the Green Belt. I am also concerned that development of this site would erode the vulnerable green wedge between the development on the opposite side of the canal in Three Rivers District and the housing on the western side of the A4251 in Kings Langley.”

“In reaching this conclusion, I have taken account of the fact that Rectory Farm would be well-located in terms of its accessibility to local bus routes, schools and shops in the village centre. However, in the light of its impact on the Green belt, on the character of the area and on the capacity of the local infrastructure, I am not satisfied that it would constitute a more sustainable location than any of the other greenfield housing proposal sites.”

Since the report was issued, nothing has changed in 20 years apart from the planning permission on part of the site. Arguably this has removed some of the negative impacts on the landscape, and provides opportunities for enhancement. For the reasons set out above, I object to the proposed allocation at Rectory Farm and its removal from the Green Belt. The Borough Council is urged to withdraw the proposal and to re-consider its strategy for Kings Langley in consultation with local stakeholders and Three Rivers District Council.

Yes / No
* Yes

No

* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS4435
Person ID	1264384
Full Name	Mrs Patricia Hill
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>“The restrictions on the location of housing in the green belt are in place to prevent the erosion of green belt boundaries and to maintain openness” a 2018 government report. If kings Langley loses Rectory Farm it will become a ribbon development and lose its village status as part of English heritage.</p> <p>1 <u>TRAFFIC</u> passes through Kings Langley from North East and West to access the M25 and A41, causing long tailbacks. One can wait, in either direction for up to 20 minutes in the car. <u>Pollution</u> can be witnessed. Watching car exhaust pumping into the air, it has both worried me and is frightening. The development of Home Park on the East side of the Canal by Three Rivers continues to expand. (A factory, with lights all night backs onto me via Canal).</p> <p>2 Kings Langley Village has not the infrastructure to support a development which will require further roads, school placements, doctor surgeries. There is limited shopping facilities, causing travel to outside the area. Parking places are few, hence dense parking in the High Street, causing more traffic confusion.</p> <p>3 Rectory Farm is a haven for wildlife, living adjacent to the site has given me the joy of walking there in the past and hearing at night owls hooting, foxes and monkjack and many more. As the site is being quietly prepared for the brown site housing (and beyond), the wildlife will have no where to go. The Canalside of Rectory Farm with its trees and Canal water birds and animals, will be destroyed? And add to a further build up of commercial gain.</p>

Rectory Farm would provide a country park which would better serve the community both for pleasure, the acknowledgement of wildlife and much educational provision.

Less pollution would be welcomed, and aid global warming in a small way, but important, as is the health of us all and Kings Langley has made its objections clear.

Houses are needed, but should not be provided to the detriment of the existing, and seeming, if ignored local community. There is great loyalty to Kings Langley and pride in its history. We need something to recognise for the future hopes, health and not be ignored.

Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS4545
Person ID	1261836
Full Name	Richard Sutton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	No

Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS4675
Person ID	1258936
Full Name	Deborah Woodman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>This proposed development will reduce and limit the open land between the two towns. Open space is essential in this area. This will also stop the spread of urban development.</p> <p>An addition 200 houses will add to the already lack of air quality in the area and also the access to the development will visibly impaired. The noise will also impact the local area. We already have the M25 and this traffic adding to pour air quality.</p> <p>Let us preserve Lings Langley at this size it currently is, adding 200 more houses and potentially up to 1000 more people, will severely impact all the village facilities, school, doctors etc.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley

ID	EGS4720
Person ID	1264504
Full Name	Mr Rahul Khiroya
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>Express objection to the proposed development on the <u>green belt</u> land at Rectory Farm.</p> <p>To prevent Hemel Hempstead and Kings Langley merging closer together</p> <p>Avoid erosion of the important wedge of green space between the two towns.</p> <p>Preserve the setting and special character of Kings Langley which is an historic settlement.</p> <p>There are already (stretched/stressed) traffic delays and amenities in Kings Langley, this will only get worse with proposed development. We should be increasing highway safety</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley

ID	EGS4731
Person ID	1152166
Full Name	Steve Wallis
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>I am writing to confirm my strong opposition to the proposed development of Green Belt land at rectory farm. There are five purposes to green belt land only one of which needs to be met to justify this designation. Four of these five purposes include</p> <p>Preventing neighbouring towns merging into one another – development of rectory farm would contribute to the merging of Kings Langley and Hemel Hempstead.</p> <p>To check the unrestricted sprawl of large build up areas – this development would erode the important edge of green space between Hemel Hempstead and Kings Langley contrary to the aims of the green belt.</p> <p>To assist in safeguarding the countryside from encroachment – reference is made to the sites lack of visibility. 200 houses and associated traffic would be very visible and audible.</p> <p>To preserve the setting and special character of historic towns – kings Langley is a historic village including the site of a royal palace, 12th century church and 13th century priory. The site would increase the size of the village by 10%</p> <p>I am also concerned this development will increase traffic, add to congestion and increase the risk of traffic accidents.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS5239
Person ID	1264608
Full Name	Nicola Beadle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	No
* Yes	
* No	
Proposals and Sites Kings Langley comment	
Yes / No	
* Yes	
* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS5308
Person ID	1264532
Full Name	Robert Clarke

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS5364
Person ID	1262731
Full Name	Julie Battersby
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	The consultation period has been too short to enable me to consider and respond to the site specific issues for the Kings Langley sites/proposal
Yes / No	

* Yes	
* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS5402
Person ID	1263101
Full Name	Richard Hall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	No
* Yes	
* No	
Proposals and Sites Kings Langley comment	
Yes / No	
* Yes	
* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS5514
Person ID	1264647
Full Name	Richard Burnell

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS5544
Person ID	1264048
Full Name	Alison Fraser
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes	

* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS5573
Person ID	1264491
Full Name	Paul Wade
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS5788
Person ID	1144878
Full Name	Mr Peter Moore
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS5860
Person ID	1264757
Full Name	Danielle McGlynn
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	This proposal will stretch the village of Kings Langley beyond its means. It is on a flood risk area and building up Kings Langley, increases flooding risks to the surrounding areas
Yes / No * Yes * No	

Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS5913
Person ID	1264752
Full Name	Chris Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS5917
Person ID	1263426
Full Name	Marilyn Whyman
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	This answer is in respect of GROWTH AREA KL02 LAND AT RECTORY FARM, _object Once this Green belt land has gone, it has gone forever.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS5949
Person ID	1262737
Full Name	Andrew Cassels
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	

Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS6143
Person ID	1160189
Full Name	R. Nicholls
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	Growth Area KL02: Land at Rectory Farm I accept the planning permission of land on Rectory Farm.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS6144
Person ID	1160189
Full Name	R. Nicholls
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	I am <u>against</u> all development of green field sites, also against development of Wayside Farm and the Moto Service Station.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS6270
Person ID	1264858
Full Name	Jane Kiss
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	Land at Rectory Farm Objection to this planning over and above the 55 dwellings that have already been passed for planning is based on two key issues -

the encroachment of the green belt and the erosion of the village element of Kings Langley. This site would increase the size of our historic village by 10%.

The second issue is that this site would lead to increased traffic on Hempstead Road particularly during the rush hour when there is already a major problem in traffic delays.

Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS6279
Person ID	1143273
Full Name	Mr Mark Rogers
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	I do not accept that there is a convincing case for the release of the Rectory Farm site from the Green Belt. Its removal would be contrary to the basic principles of the Green Belt as set out in the NPPF 2019. The fundamental aim of Green Belt Policy is to keep land permanently open; the essential characteristics of Green Belt are their openness and their permanence (NPPF, paragraph 133). Undeniably, the Rectory Farm site is a very open feature in the landscape setting of the village. The other undeniable premise of Green Belt definition is to prevent coalescence. With the eastern extent of farmland being converted into housing will connect the northern section of the Village centre to Nash Mills via leaving only the football club separating them. The Green Belt here performs a vital role in maintaining the identity of Kings Langley and the areas to the north. the fact that the area forms a backdrop to the Grand Union Canal, creating visual amenity value for a wider audience, is mentioned. The aspect that the Farm currently enjoys provides a valuable visual

amenity to all that pass by on the arterial route between HH the M25 and all local traffic. This feature has been severely underplayed by the DBC engaged consultants.

The land occupied by Rectory Farm has a high ecological value of the Village and areas adjacent to the Canal, and its role as a wildlife corridor. Landscape sensitivity reports do not fully recognise the strategic value of the site and its contribution to the green corridor described by the River Gade and the Grand Union Canal. The landscape guidance for the site is welcome in principle, however, and contains recommendations for the enhancement of the area which could be implemented without releasing it from the Green Belt.

Rectory Farm (site 97) in Stage 3 Green Belt Review (Appendix A pp.62/63) clearly shows that if the site, as Green Belt, is retained it will form an eastern, western, and southern boundaries that are easily recognisable as vital demarcations to the Village. It is clear that a new and defensible Green Belt boundary could be achieved by a landscape screen at the northern edge of the new development.

Contrary to the supposition in 7.12 looking at the housing trajectory figures why should we believe that the initial surge in housing will result in a diminished numbers past the half way stage? As more homes are built there will probably be a continued expansion as the potential to achieve existing targets are achieved then these targets will undoubtedly, be increased still further. Projecting from 2021 through 2028 sees a clear rise in provision and if the capability is delivered I can believe that the rhetorical question will be asked - "Well why not maintain the upward trajectory when we have the structures in place to deliver them?"

Yes / No
* **Yes**
* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS6280

Person ID 1264834

Full Name Ilina Jha

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS6418
Person ID	1264750
Full Name	Neil Joyce
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	

Included files	
Title	Kings Langley
ID	EGS6635
Person ID	1265007
Full Name	Duncan Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS6656
Person ID	1264429
Full Name	James King
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>The 10 properties off Coniston Road the work has already started and that makes sense, it is a continuation of the properties around that immediate area and makes sense to use that land for that amount of dwellings.</p> <p>However 200 additional dwellings at Rectory Lane is not in keeping and will only add burden to the village. The roads, the schools, the health infrastructure. I believe there was proposal for approx 50 dwellings which is much more sensible and sustainable for the village.</p> <p>Removing all the green land and filling in all the spaces the village of Kings Langley will be lost being morphed into the greater Hemel Hempstead / Watford area. There will not be distinct villages or character. This area has history and charm with the independent villages, don't ruin it by blurring all the boundaries and one housing project running into another.</p>
Yes / No * Yes * No	No
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS6828
Person ID	1265036
Full Name	Tom Burrows
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No

Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS6899
Person ID	1265077
Full Name	Sian Moorhouse
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	<p>My husband and I would like to object to the proposal for the development of the green belt at KL02 - Rectory Lane</p> <p>Overdevelopment of the village is not in the best interest for the village environment</p> <p>Further development of this area will impact on the already oversubscribed schools, doctors and other essential services which are not being upgraded</p> <p>The increase in traffic through the village will have a huge effect on the already dangerous Hempstead Road and further impact on the congestion to the M25 and other routes that run through and near the village</p>
Yes / No * Yes * No	

Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS7022
Person ID	1145415
Full Name	Mrs Susan Castle-Henry
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	Re Growth Area KL02: Land at Rectory Farm: I strongly object to the proposed development of this site which clearly meets four of the five criteria for being in the Green Belt, as explained by other objectors. Building on the site would remove the benefits it provides to the whole village and to the biodiversity of the site itself. In addition, the site should remain unbuilt upon to mitigate the local flood risk at the bottom of the Gade valley. Building here could increase the flood risk to properties in Kings Meadow and Tooveys Mill Close.
Yes / No * Yes * No	No
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS7091
Person ID	1263561

Full Name	Alexander Bhinder
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	Too late to elaborate.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS7322
Person ID	1161841
Full Name	Marguerite Selby
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	Growth Area KL02; Land at Rectory Farm Land at Rectory Farm

I am totally opposed to the amount of building at Rectory Farm. What was supposed to be a development of 80 or so houses now turns out to be in the hundreds. Why do developers get away with being able to do this?

Since I moved to Kings Langley in 1985 there has been a significant amount of building and infilling. Many, many years ago at a meeting with local councillors it was said that Rectory Farm should be an open space for residents as so much open space had been lost. No, I don't know who put that forward but it is a thought that is very, very relevant. Most of Rectory Farm could be transformed into a relevant open space for wildlife corridor and as a relaxing place for residents.

When looking at the Dacorum Draft Local Plan some points were made by you that I think are worth highlighting.

We need to be 'conserving and protecting the natural environment'

We need to be 'promoting and facilitating sustainable transport'

We need to be 'enabling the delivery of infrastructure'

The first point is so obvious but I feel that this is not being taken into account within Kings Langley. So many parts have been built on and now it's happening in Love Lane and the top of Coniston Road. Are we to lose the Steiner fields as well? Kings Langley is losing its 'village' feel. Is that what the council wants? It would be a shame if we just became an add on to Hemel (to the detriment of the Green Belt). The council should be promoting its villages for the gems they are.

The second point I don't really understand as nothing of any note has happened here ever. Buses are too expensive (especially if a family wants e.g. to go to Watford). Trains are similarly expensive and there is nowhere to put in bike lanes safely so, if people can, they use their cars.

The third point – what does this mean. Delivery of infrastructure – does that mean, amongst other things, the building of more roads? Where?

Traffic through the village has become increasingly difficult over the years and now you want to add even more cars into the mix. Where are the extra children to school – our schools are oversubscribed as it is. How many more patients can the doctors take on and the dentists?

For many, many reasons I oppose the huge development at Rectory Farm as something that will have a detrimental effect on this village and it's wildlife.

Regards

Marguerite Selby

p.s. It's just a thought but why does Chipperfield only have extra housing on brownfield sites and not on their green belt?and why are you considering the service station at Junction 20 where there is one only 2 junctions away at junction 22?

Yes / No

* **Yes**

* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title

Kings Langley

ID

EGS7384

Person ID

1159684

Full Name

Mrs Pamela Wells

Organisation Details

KL Residents Associate The History Society

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Kings
Langley comment**

Growth Area KL02: Land at Rectory Farm

I am objecting to the proposed increase in the development at this site. The original development for a small number of houses on the built up area and canalside uses ok. This new development would need to impose on green belt land and entail a lot of carparking area. It might lead to an access on the Hempstead Rd which is already so congested with traffic waiting to enter the High Street at rush hours every day. I would miss the vegetables grown on the "Transition" site! This

green belt site is a buffer to the joining of this historical village to Hemel. This village has an important grade 2 site of the Priory and the remnants of the old Palace, including the Drift leading up to the Palace site from the village & the Saracens Head.

The schools are full – children being bussed in from the area causing - more traffic.

The Common with cricket club and Green park are very well used open spaces.

The air pollution is increased by flights from Heathrow & Luton circling over us, even now with less air traffic!

Yes / No

* **Yes**

* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS7402

Person ID 1264384

Full Name Mrs Patricia Hill

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Kings
Langley comment**

Growth Area KL02: Land at Rectory Farm

“The restrictions on the location of housing in the green belt are in place to prevent the erosion of green belt boundaries and to maintain openness” a 2018 government report. If kings Langley loses Rectory Farm it will become a ribbon development and lose its village status as part of English heritage.

1 TRAFFIC passes through Kings Langley from North East and West to access the M25 and A41, causing long tailbacks. One can wait, in either direction for up to 20 minutes in the car. Pollution can be witnessed. Watching car exhaust pumping

into the air, it has both worried me and is frightening. The development of Home Park on the East side of the Canal by Three Rivers continues to expand. (A factory, with lights all night backs onto me via Canal).

2 Kings Langley Village has not the infrastructure to support a development which will require further roads, school placements, doctor surgeries. There is limited shopping facilities, causing travel to outside the area. Parking places are few, hence dense parking in the High Street, causing more traffic confusion.

3 Rectory Farm is a haven for wildlife, living adjacent to the site has given me the joy of walking there in the past and hearing at night owls hooting, foxes and monkjack and many more. As the site is being quietly prepared for the brown site housing (and beyond), the wildlife will have no where to go. The Canalside of Rectory Farm with its trees and Canal water birds and animals, will be destroyed? And add to a further build up of commercial gain.

Rectory Farm would provide a country park which would better serve the community both for pleasure, the acknowledgement of wildlife and much educational provision.

Less pollution would be welcomed, and aid global warming in a small way, but important, as is the health of us all and Kings Langley has made its objections clear.

Houses are needed, but should not be provided to the detriment of the existing, and seeming, if ignored local community. There is great loyalty to Kings Langley and pride in its history. We need something to recognise for the future hopes, health and not be ignored.

Yes / No

* Yes

* No

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS7454

Person ID 1265394

Full Name Lucie Wagner

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land At Rectory Farm</p> <p>When, many years ago, my husband and I moved to Kings Langley, where friends of us already lives, we soon realized why they were so happy here. The rural character and the beautiful surroundings were exactly what we wished for our family – and it would remain more less the same, protected by the Green Belt. However, to our great sorrow, this green belt is now in great danger of disappearing. More and more houses are being built, and developers, like greedy monsters, raise the number of their demands as soon as they receive the “go-ahead” for their previous requests. It is obvious what over-population would mean – not only with regard to traffic – cars AND trains, but also for schools, doctors etc. In addition to this, how a large motorway service area at Junction 20 (M25) is planned right at the doorstep of the village, which would destroy the surroundings and the wildlife living there.</p> <p>I please to bear in mind that now, more than ever before, open spaces – including Rectory Farm, are urgently needed, and I do hope your department will not give in to the money-grabbing demands of developers who are only interested in their own profit.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS7536
Person ID	1146073
Full Name	Mrs Emma Kingham
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

<p>* Yes</p> <p>* No</p>	
<p>Proposals and Sites Kings Langley comment</p>	<p>I am writing in regards to the proposed plans from DBC and Three Rivers District Council to develop of multiple green belt sites on and around Kings Langley.</p> <p>The COVID-19 global pandemic has shown how important our local green spaces are and that our green belt land must be protected. I do not believe that inflated housing need is an exception circumstance for removing Dacorum’s green belt.</p> <p>I believe that green belt land such as Rectory Farm helps protect the shape, size and character of towns and villages like Kings Langley and prevents them merging into one another</p> <p>I also feel your plan underestimates the potential for brownfield regeneration opportunities which have increased due to the pandemic with more people working from home</p> <p>Your plan does little to address the improvements on infrastructure that will be needed to support 16,000 new houses</p> <p>I feel that we don’t have enough water to supply all the extra houses. It is a fact that the extra water needed can only be extracted from the chalk aquifer which in turn will damage the borough’s chalk rivers which are classified as priority habitats by the Natural Environment& Rural Communities Act 2006.</p> <p>My final point is that Kings Langley is a village. We pride ourselves on this and the ‘village feel’ is prevalent. We live here because we love Kings Langley and we’re passionate about the area. Please don’t turn our village into a town, please don’t ruin this wonderful community that you’ve been so involved in creating.</p>
<p>Yes / No</p> <p>* Yes</p> <p>* No</p>	
<p>Proposal & Sites Kings Langley Other Sites comment</p>	
<p>Included files</p>	
<p>Title</p>	<p>Kings Langley</p>

ID	EGS7563
Person ID	1265603
Full Name	Mr Sunil Sharma
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>Having lived on (address removed), on the North Side of Kings Langley village for the last 13years, I find it difficult to see how an additional 150 properties on top of the 55 already approved on Rectory Farm would not put additional strain on the villages infrastructure.</p> <p>Since moving here we have seen traffic increase through the village during both rush hour and at other times (prior to the lock down). We have also noticed a deterioration during this same period.</p> <p>The lack of a pedestrian crossing on the north side village, along what is a narrow stretch of road with blind corners, has been a concern for residents for sometime. This situation is likely to be exacerbated by increasing the number of households in that area.</p> <p>Similar developments on Red ion Lane which have not had adequate parking have resulted in cars being parked on Red Line Lane, blocking both pavements and impacting the flow of traffic on this road. There is already a shortage of parking on roads surrounding the Rectory Form development.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	

Title	Kings Langley
ID	EGS7751
Person ID	1265780
Full Name	James McDonald
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>I would like to register the following comments on the local plan.</p> <p>General:</p> <p>Whilst the provision of new housing in the borough is important I have three key concerns. Where developments are given permission for new housing it is well documented that they often do not honour their commitments to affordable and social housing. I urge the council to put in place the most stringent safeguards on this provision for any developments which do go ahead. Secondly, the number of homes provided will result in too great a load on local infrastructure, increase the well known parking problems in the borough, increase pollution levels, pressure on the water table and exacerbate drainage issues. Thirdly, proceeding with all these developments would mean the loss of much needed green spaces, not only for wildlife but for the mental and physical health of the human population. I am concerned that the mitigating greening proposed for each development will not retain enough of this vital asset both in the new developments and those adjacent. Clearly, land occupied by houses - however sensitively- will never achieve the same effects and once it is lost it is lost.</p> <p>Specific:</p> <p>As a kings Langley resident I would like to specifically register an objection to the further development of the rectory farm site (growth area KL02) on the above grounds. I am concerned that increasing the number of houses here from 55 to 200 is far more than the local access can support and such an increase in attendant traffic in the already extremely congested high street will have detrimental effects on the environment, on local businesses and on the character of the historic centre of the village. Furthermore, sites such as rectory farm help to demarcate the village as a settlement in its own right, as well as providing an important green space and carbon sink in a busy area. This is a green belt site and should not be put forward for development.</p> <p>Thank you for taking these comments into consideration.</p>

Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS8053
Person ID	1266041
Full Name	Jill and Chris Goff
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>I am responding to the Dacorum Local Plan and have the following concerns regarding the number of dwellings proposed for Kings Langley, and their location.</p> <p>I am deeply opposed to building on green belt land, which Rectory Farm is. This particular site is strategic in preventing Kings Langley merging with nearby housing and defines the shape of the village. From an environmental point of view, the loss of the green belt land would be devastating to local wildlife and given that Dacorum has already declared a Climate and Ecological emergency it makes no sense to destroy this area when other brown field sites are more suitable.</p> <p>Additionally but no less significantly, the global pandemic is teaching us how important our open spaces are and they need to be protected.</p> <p>Regardless of green belt status, the number of dwellings proposed for the Rectory Farm site is unsustainably high. Kings Langley High Street is already a traffic jam at rush hour and the train service to London is hugely oversubscribed -</p>

standing room only at peak times. It is unlikely that the majority of the prospective residents at Rectory Farm will be working locally and the plan does nothing to address the improvements on infrastructure that will be needed to support the proposed housing in Kings Langley and across Dacorum.

I urge you to reconsider and re-evaluate the potential for brownfield regeneration opportunities and to allow Kings Langley to remain as a unique, valuable and historic village.

Yes / No
* **Yes**
* **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS8259

Person ID 1265003

Full Name Martin Bishopp

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites Kings Langley comment

- 1 The pandemic has shown how important the local green spaces are for the well-being of the population and how essential it is that it is protected.
- 2 Greenbelt land Such as Rectory Farm in Kings Langley protect the shape and character of towns and villages and prevent them merging into one another.

Yes / No
* **Yes**
* **No**

Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS8260
Person ID	1266157
Full Name	Samantha Bishopp
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<ol style="list-style-type: none"> 1 The pandemic has shown how important the local green spaces are for the well-being of the population and how essential it is that it is protected. 2 Greenbelt land Such as Rectory Farm in Kings Langley protect the shape and character of towns and villages and prevent them merging into one another.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS8454
Person ID	1165739
Full Name	James Good

Organisation Details	Angle Property Limited
Agent ID	1165740
Agent Full Name	Jonathan Best
Agent Organisation	Montagu Evans
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>REPRESENTATIONS ON ANGLE PROPERTY LIMITED – JANUARY 2021</p> <p>On behalf of our client, Angle Property (RLP Rectory Farm) LLP (“<i>Angle Property</i>”), we submit representations in respect of the Dacorum Local Plan (2020-2038) Emerging Strategy for Growth consultation (“<i>the Plan</i>”). This is a Regulation 18 document setting out the Council’s proposed strategy to meet growth needs over the 18 year period of the Plan.</p> <p>We understand that, once adopted, the Plan will replace the Site Allocations Development Plan Document (2016), Core Strategy (2013) and “<i>saved policies</i>” from the Dacorum Borough Local Plan (2004).</p> <p>The specific interest of Angle Property is proposed Growth Area KL02, Land at Rectory Farm, Kings Langley, WD4 8HG (“<i>the Site</i>”), which it bought in February 2018. Angle Property supports this allocation, subject to clarification in relation to the need for/ extent of off-site highway enhancements.</p> <p>Whilst the Site is partially developed and adjoins the existing settlement of Kings Langley to the south and west, it is currently designated as being within the Green Belt. The more “<i>open</i>” boundaries to the east and north are, however, urbanised in the form the Grand Union Canal and a football ground respectively. Furthermore, Hempstead Road – which forms the immediate western boundary, is a bus route with stops close to the Site. Hempstead Road provides direct connections to the village centre, a short distance to the south.</p> <p>In 2018 outline planning permission was granted for the demolition of existing buildings and redevelopment of the brownfield element of the Site for up to 55 residential units with related access and associated works (4/02282/18/MOA). Last year a hybrid application (20/00205/MFA) was submitted for:</p> <ul style="list-style-type: none"> • Full planning permission for demolition of existing buildings, new vehicular and pedestrian accesses from Hempstead Road (including new roads) and associated works, relocation of the allotments within the site, community open space incorporating SuDS and including play equipment, provision of landscape and cycle and pedestrian pathways, parking, infrastructure and other • Outline planning permission sought for the development of up to 89 dwellings, including affordable housing, internal circulation roads and car parking.

Officers considered that the application scheme had merit, but that it was premature given that the draft version of its new Local Plan had not been published, and the application was withdrawn.

In light of the withdrawal of application 20/00205/MFA, Angle sold the brownfield element of the Site to Miller Homes. Miller has submitted an application (20/03722/RES) for the approval of all outstanding reserved matters for the construction of

55 residential dwellings with associated parking, landscaping, open space and works (pursuant to outline consent 4/02282/18/MOA) along with applications to discharge conditions 6, 8, 9 and 17 of 4/02282/18/MOA. Subject to securing the necessary consents, Miller will build out the permitted 55 houses on the Site, which will then form part of the settlement of Kings Langley.

Land at Rectory Farm is designated in the Plan as a Growth Area (ref. KL02). It is allocated for the following:

- *Around 200 dwellings subject to masterplanning (55 units already permitted through application reference 4/02282/18/MOA).*
- *No built development should take place within Flood Zones 2 and 3 (2.82ha) other than what has already been*
- *Areas at greater risk of flooding will deliver significant public open space to serve new and existing communities in Kings*

For the reasons given below Angle Property supports this allocation, albeit it is concerned that the requirements for highways contributions are open-ended (see below).

The NPPF requires local plans to be “*sound*”. To achieve this, they should be:-

- 1 Positively prepared – providing a strategy to meet the area’s objectively assessed needs;
- 2 Justified –taking into account proportionate evidence and reasonable alternatives;
- 3 Effective – deliverable over the plan period; and
- 4 Consistent with national policy – enabling the delivery of sustainable

In preparing the draft Plan, Angle Property notes that the Council has taken into consideration the significant constraints which influence the locations for new development in the Borough, including the significant amounts of Green Belt in the Borough, the Chilterns Area of Outstanding Natural Beauty (AONB) as well as the Chilterns Beechwoods Special Area

of Conservation (SAC). As noted above, the Site is situated in the Green Belt. However, it is not within either the AONB or the SAC designations.

The Council is proposing to allocate the Site in the context of draft Policy SP2. SP2 requires the provision of at least 16,506 additional homes to be provided between 2020-2038, to meet the Council's objectively assessed need for additional housing:-

- The primary focus of strategic growth and investment will be at Hemel Hempstead (c.10,600 homes), supported by;
- Berkhamsted and Tring (2,200-2,700 new homes) and then;
- The large villages of Bovingdon, Kings Langley and Markyate (215-275 new homes).

Elsewhere large-scale development will be restricted outside of the towns and large villages.

The level and distribution of new homes is a key element of the draft policy. Angle Property supports the approach of the draft policy in principle. However, it notes that:-

- 1 16,506 new homes over an 18 year period equates to an average of 922 units per year. Based upon the Government's new methodology to calculate housing need, it considers that 1,023 units are required annually.
- 2 Proposed Growth Area KL02 proposes 200 units at the Site (including the 55 units to be delivered by Miller) with the only other allocation being KL01 – land adjacent to Coniston Road for 10

Therefore, in respect of Kings Langley, Proposed Growth Area KL02 is critical to facilitate the objectively assessed level of need for additional housing, as well as the distribution of new homes in the district generally, and in the larger village of Kings Langley specifically.

Section 6.5 of the Stage 3 Green Belt Review report recommended the release of the Site from the Green Belt.

In 2017 the Council consulted on the Issues and Options stage of the draft Plan. This included a "*Schedule of Site Appraisals Sustainability Appraisal Working Note*". This assessed the suitability of three sites in Kings Langley for residential development:-

- KL-h1 Land at Hill Farm, Love Lane;
- KL-h2 Rectory Farm, Kings Langley; and
- KL-h3 Broadfield/ Wayside Farm

The Council therefore considered the potential of alternative sites to meet the objectively assessed needs in Kings Langley and decided that Rectory Farm was the most suitable site. Angle Property supports this decision, which it considers is justified taking into account reasonable alternatives. Such an allocation accords with the evidence base in relation to the Green Belt, the principal constraint affecting the Site.

Accordingly, the proposed site allocation is justified.

Since purchasing the Site, Angle Property has secured planning permission for up to 55 houses on the brownfield element of the Site, and sold that part of the Site to Miller Homes – who intends to build out those permitted houses.

For the reasons set out above and below, Angle Property fully supports the draft allocation of the Site for up to 200 units (including the permitted 55 houses). Subject to securing planning permission for a further 145 units, none of which will be in flood zones 2 or 3, Angle intends to sell the remaining part of the Site to a housebuilder to construct those remaining units subject of the allocation. There are no time constraints on such an application from Angle's perspective, subject to agreeing with the Council that the Site can come forward for another 145 houses in light of the historic Green Belt designation.

Angle continues to promote significant public open space to serve new and existing communities in Kings Langley, and has been discussing the future ownership of this land with the Parish Council and with a charitable trust.

Accordingly, subject to the off-site highways works issue, the draft allocation is fully deliverable.

Dacorum needs substantial additional housing, some of which should be located in Kings Langley. The Site adjoins the existing settlement boundary of the village to the south and west, and has planning permission for 55 houses. It is situated close to the village centre, and well related to bus routes.

The allocation proposes to meet the identified needs, through a natural settlement extension as well as the provision of open space alongside the canal. The Council's Green Belt assessment recommends removing the Site from the Green Belt and the other potential housing development Sites at Hill Farm and Wayside Farm have been rejected as less suitable locations than Rectory Farm. Accordingly, the Site is a highly sustainable location to meet such identified needs.

We enclosed Masterplan A11719-W-0100-P3 for the Site shows the land subject of the Miller Homes applications, as well as the proposed layout of Angle Property for the remaining 145 residential units on the Site. This would include a mix of types (houses and apartments), sizes (2, 3 and 4 bed units) as well as tenures (40% affordable housing).

No built development would take place within Flood Zones 2 and 3.

Areas at greater risk of flooding will be safeguarded to deliver 2.67ha of additional public open space to serve new and existing communities in Kings Langley. This includes:-

- The relocation of the KLOBS community farm to a new permanent location (agreed with them);
- Canalside improvements and walk;
- New recreational open space with the potential for a play area;
- Good quality planting to enhance the biodiversity value of the Site; and
- A community building as suggested by the charitable trust, who would like to manage the space if the Parish Council decides not

In addition to the above: -

Urban Design Principles

- The Masterplan shows how the Green and Blue Infrastructure can be provided as an integral part of the design, connecting infrastructure both within the development and on neighbouring

Access, Highways, and Sustainable Transport

- (Other than for the permitted 55 units) Angle proposes that the primary access to the Site will be via Hempstead Road, with additional pedestrian and emergency access to be provided from Gade Valley Discussions with County Highways Officers in relation to application 20/00205/MFA revealed that its objection at that time was to the principle of a new access associated with the development of a Site that is not allocated for development. The proposed allocation of the Site should address this issue.
- The Masterplan shows how the scheme will contribute towards new/enhanced pedestrian and cycle links to High Street/A4251 within the Site. For topographical reasons, such provision will not be possible along Hempstead Road alongside the Off-site it is understood that the County Council is seeking the upgrading the pedestrian routes to the village centre (with a focus on the Hempstead Road route) by introducing tactile paving and dropped kerbs at the junction crossings where this is technically possible, a principle which Angle Property supports.
- Discussions with County Highways Officers indicate that the traffic generation of the scheme is likely to be of a level that can be accommodated by the existing highway network without significant off-site enhancements to the local road network. Notwithstanding, Angle Property accepts, in principle, that it may be necessary to make a contribution towards off-site enhancements to the local road network, subject to the extent and cost of such works being

Social and Community

- The Masterplan scheme includes a new linear park on land at higher risk of flooding, which has been designed in a manner that is easily accessible to the local community.

Environmental Health

- Any planning application will include a contaminated land investigations to ensure that the land is safe and suitable for the intended use.

Landscape Considerations

The Masterplan scheme takes account the landscape sensitivities identified in the draft policy:-

- Connection with, and the setting of, the Grand Union Canal;

- The existing vegetated boundaries and areas of untidy scrub;
- Screening of the Hempstead Road and associated lighting;
- The fragmented landscape structure land uses within the parcel; and
- The characteristic rows of Lombardy poplar trees;

The proposed development shown on the masterplan will enhance the landscape quality of the Site.

Biodiversity and Green Infrastructure

- (Excluding the Miller site) the Masterplan scheme will deliver a net gain in biodiversity, including enhancements along the River Bulbourne/ Grand Union Canal.
- The Masterplan scheme includes new landscaping to connect with existing local green corridors and

Flood Risk and Drainage

- No residential development would take place within fluvial Flood Zones 2 and
- Surface water will discharge to the ground via infiltration wherever practical. In the event infiltration drainage cannot be achieved throughout the entire site the proposed discharge rates would not exceed the existing Greenfield run-off Measures which achieve this have been discussed and agreed with Hertfordshire County Council as the Lead Local Flood Authority (LLFA).
- The Masterplan scheme accords with the recommendations of the Level 2 Strategic Flood Risk

Angle Property’s Masterplan scheme accords with the relevant site specific provisions of Proposed Growth Area KL02. The proposed allocation is generally sound in terms of being positively prepared, justified, effective and consistent with national policy. In line with the record of Angle Property in relation to the brownfield element of the Site, subject to the need for and cost of off-site highway works, Angle is confident that the proposed allocation of the Site – based upon the Masterplan scheme – is deliverable.

Angle therefore **supports** emerging allocation KL02 in respect of land at Rectory Farm and the aspirations set out within the emerging allocation. However, it is concerned that the requirements for highways contributions are open-ended and **objects** to the lack of clarity in relation to this matter.

To address this objection we suggest that, before the Regulation 19 version of the Plan is published, Officers at Dacorum, along with Transport Officers at the County Council, work with Angle’s transport consultants to agree the extent of any necessary off-site highway improvements. This will enable the wording of the policy allocation to be tightened up, and for Angle to ensure that the Masterplan scheme is fully deliverable in viability terms, when the likely costs of such highway works are known.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS8587
Person ID	1144583
Full Name	Mrs Cath Dickins
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Living in a village, I also have major concerns about the overdevelopment of villages - such as Rectory Farm in Kings Langley – (address removed). Sadly, there already is development planned on the brownfield part of the farm but building on the remaining green belt land will severely impact the village in terms of boundaries and character. Kings Langley is a VILLAGE but sadly, will all this proposed development, villages like ours are being destroyed with boundaries no longer distinct.</p> <p>Green Belt land is there for a reason - a definition of Green Belt is :- <u>a buffer between towns, and between town and countryside. The green belt designation is a planning tool and the aim of green belt policy is to prevent urban sprawl by keeping land permanently open</u></p> <p>I fear continued development of the village will eventually lead to it just becoming an area of Hemel Hempstead or Watford with no clear buffer between us.</p> <p>Rather than destroy green belt land - your plan underestimates the potential for brownfield regeneration - this option would be a much more favourable to local residents and opportunities for this regeneration would surely have increased greatly this past year with building closures and so many people now working from home. What has been done to look at this option ? I have a friend who works in Retail Centre Management in another part of the country and they have extensive plans to redevelop traditional shopping centres to include a large volume of residential homes</p>
Yes / No * Yes	

* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS8590
Person ID	1266578
Full Name	Ceri Edwards
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>We object to the building on green belt 145 homes In rectory farm.</p> <p>The village will become more overcrowded than it already is. It will slowly become a town and not a village any more!</p> <p>There are not enough community amenities in our current village to accommodate the development. Car parking in the village is slim and the over development of the land will turn this into turmoil! The schools cannot also accommodate more children.</p> <p>If there is any accident on the surrounding motorways the village becomes a standstill car park. The roads cannot take any more additional traffic.</p> <p>During lockdown the current green belts and forest land has been a saviour to family's to explore and exercise. It has defiantly brought home the amount of green area around where you lives and the community spirit that makes an amazing village.</p> <p>If the green belt is developed on this will minimise country side wildlife and the village feel. We moved from an over developed town where the traffic was unreal, to enjoy the country feel that Kings Langley oozes</p> <p>The push for the service station on junction 20 m25 is going to also deter people wanting to visit this beautiful village. I think the council needs to take a look at the beautiful village we have and people like to visit and stop thinking of ways to make more money!</p> <p>Have you ever thought of developing the land for the family's here with an adventure park or something for the teenage people of the village? A wonderful park for the younger generation!?</p>

Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS8591
Person ID	1266580
Full Name	Phil Edwards
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Kings Langley comment	<p>We object to the building on green belt 145 homes In rectory farm.</p> <p>The village will become more overcrowded than it already is. It will slowly become a town and not a village any more! There are not enough community amenities in our current village to accommodate the development. Car parking in the village is slim and the over development of the land will turn this into turmoil! The schools cannot also accommodate more children.</p> <p>If there is any accident on the surrounding motorways the village becomes a standstill car park. The roads cannot take any more additional traffic.</p> <p>During lockdown the current green belts and forest land has been a saviour to family's to explore and exercise. It has defiantly brought home the amount of green area around where you lives and the community spirit that makes an amazing village.</p> <p>If the green belt is developed on this will minimise country side wildlife and the village feel. We moved from an over developed town where the traffic was unreal, to enjoy the country feel that Kings Langley oozes</p> <p>The push for the service station on junction 20 m25 is going to also deter people wanting to visit this beautiful village. I think the council needs to take a look at the beautiful village we have and people like to visit and stop thinking of ways to make more money!</p> <p>Have you ever thought of developing the land for the family's here with an adventure park or something for the teenage people of the village? A wonderful park for the younger generation!?</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS8681
Person ID	1152166
Full Name	Steve Wallis
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

* Yes * No	
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>I am writing to confirm my strong opposition to the proposed development of Green Belt land at rectory farm. There are five purposes for green belt land only one of which needs to be met to justify this designation. Four of these five purposes include</p> <p>Preventing neighbouring towns merging into one another – development of rectory farm would contribute to the merging of Kings Langley and Hemel Hempstead.</p> <p>To check the unrestricted sprawl of large build up areas – this development would erode the important edge of green space between Hemel Hempstead and Kings Langley contrary to the aims of the green belt.</p> <p>To assist in safeguarding the countryside from encroachment – reference is made to the sites lack of visibility. 200 houses and associated traffic would be very visible and audible.</p> <p>To preserve the setting and special character of historic towns – kings Langley is a historic village including the site of a royal palace, 12th century church and 13th century priory. The site would increase the size of the village by 10%</p> <p>I am also concerned this development will increase traffic, add to congestion and increase the risk of traffic accidents.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS8709
Person ID	1207333

Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p><u>Transport</u>. Bus stops are within 400m, but only very limited services</p> <p>KL02:</p> <p>Growth Area KL02: Land at Rectory Farm</p> <p><u>Transport</u>. Maximising connections to the limited services and facilities in the settlement should be prioritised, including station access, via improvements to existing and new walking and cycling infrastructure on required routes. The county council would expect site master planning to fully align to policies within this plan. There are bus stops within 400m of the site on Hempstead Rd with regular interurban services and this should be maximised</p> <p>Paragraph 23.175</p> <p><u>Transport</u>. The wording within this paragraph should be amended, as Land at Rectory Farm, which has the potential to accommodate 145 dwellings is of a scale where key walking and cycling routes to key destinations should be provided to high quality standards. This would include access to bus services on A4251.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley

ID	EGS8806
Person ID	1266789
Full Name	Mr and Mrs Jenkins
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>In relation to the Rectory Farm site, there are 5 purposes of the Green Belt but only 1 has to be met to justify this designation.</p> <p><i>'Preventing neighbouring towns merging into one another.'</i></p> <p>In the draft Local Plan, the "Green Belt Final Review" states "There will be development restraint in small villages in the Green Belt and rural area and other small villages as set out in the Settlement Hierarchy.... . Kings Langley – protect character of the village, prevent coalescence with Hemel Hempstead and stop formation of Watford suburb."</p> <p>When this site was previously considered under the last draft Local Plan, the Planning Inspector found "the housing on this site would significantly extend the built-up area of the village along the floor of the Gade Valley, reducing the narrow strategic gap between Kings Langley and Nash Mills on the southern edge of Hemel Hempstead. Although the new housing would not be any closer to Hemel Hempstead than the existing housing on Coniston Road it would nevertheless reduce the limited area of open land between the two settlements. I consider, therefore, that development of the land would not only lead to a significant expansion of built development but it would also contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the main purposes of the Green Belt."</p> <p>"I am also concerned that development of the land would erode the vulnerable green wedge between the development on the opposite side of the canal in Three Rivers District and the housing on the western side of the A4251 in Kings Langley."</p> <p>He added: "I do not consider that the undertaking of additional landscaping and/or the provision of public open space would outweigh the harm to the Green Belt."</p> <p>The Green Belt Review Annex A (Part 3) states "Taking account of the assessment of landscape value and susceptibility, the parcel is assessed as having a Low overall sensitivity to change arising from residential and mixed-use development. This is due to the landscape's partially eroded character from the clutter and fragmentation caused by the agricultural</p>

and light industrial complex dividing the landscape. A variation in landscape sensitivity is apparent along the eastern edge of the parcel where the landscape is assessed as having Low-Moderate sensitivity to change.

This is at odds with the need 'to check the unrestricted sprawl of large built-up areas' there are developments a very short distance to the east and the site is already abutted by extensive housing estates to the west and south. It is also contrary to what the Planning Inspector said last time: "Whilst it would be no closer to Hemel Hempstead than the existing housing on the western slopes of the valley it would extend the built-up area on the valley floor well beyond the existing development on the opposite side of the canal. In my view, therefore, it would result in a very substantial erosion of the important wedge of green space between Hemel Hempstead and Kings Langley contrary to the well-established aims of the Green Belt."

In terms of 'to assist in safeguarding the countryside from encroachment' reference is frequently made of the site's lack of public visibility, but takes no account of the fact that the site is private land which has been neglected for 30 years, i.e. there is no public access, and 200 houses and associated traffic will be visible and audible from every direction.

Despite this assertion the Landscape Appraisal, part of the Stage 2

Greenbelt Assessment states:

"Any development in this location should take careful account of and mitigate the following sensitivities:

- the connection with, and setting of, the Grand Union Canal and long distance trail;
- the variation in landscape sensitivity within the parcel;
- the existing or degraded vegetated boundaries and areas of untidy scrub;
- screening of the Hempstead Road and associated lighting;
- the fragmented landscape structure land uses within the parcel;
- the characteristic rows of Lombardy poplar trees; and
- the community uses within the parcel specifically the Food for Kings community food growing initiative.

The potential design response for any residential and mixed use development should:

- conserve and enhance the setting of the Grand Union Canal and any views from the canal or tow path;
- consider views into the parcel from elevated areas of the valley;
- conserve and enhance characteristic vegetation such as the belts of Lombardy poplar trees;
- Conserve and enhance the buffer planting along the Hempstead Road;
- incorporate valued community features such as the community food growing or community farm; and
- explore opportunities to enhance the internal field boundaries and landscape structure within the parcel and mitigate the effects of the views and noise of the urbanising Hempstead Road."

The light industrial complex referred to has been removed.

In terms of 'to preserve the setting and special character of historic towns,' Kings Langley is an historic settlement incorporating the site of a Royal Palace, a 12th century church and a 13th century Priory. This 1 application would increase the size of this historic village by nearly 10%.

Traffic - There are already traffic delays during commuting and school periods, particularly as the Hempstead Road acts as a 'funnel' for villages to the north and west and towns to the north, looking to access the M25 and routes into London. This will be exacerbated by some traffic turning onto the site without a designated turning lane or trying to get off the site onto the main road.

Highway safety - Accidents are a regular feature of this part of Hempstead Road where traffic is either decelerating or accelerating to or from the short 40mph section which begins at the point where the access road is planned. No changes are planned to the 40mph designation.

Under the latest planning consultation document, areas that would be protected from development would include sites which would justify more stringent development controls to ensure sustainability. This would include areas such as the Green Belt on Rectory Farm. No further housing should be built on the Green Belt Land at Rectory Farm unless it is in accordance with NPPF.

This is because this Green Belt at Rectory Farm is not a large area, but its removal will have an enormous impact on 'urbanising' the village setting.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS8834

Person ID 1158356

Full Name Colin Blundel

Organisation Details Planning Officer
Chiltern Society

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	Yes
Proposal & Sites Kings Langley Other Sites comment	No specific sites, but a review should be undertaken in the urban areas to identify any buildings no longer in business use for conversion to residential use.
Included files	
Title	Kings Langley
ID	EGS8922
Person ID	1263713
Full Name	Colin Whyman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>I wish to object to the Green Belt land at Rectory Farm.</p> <p>Over the 40 years I have lived here the village has grown proportionally.</p> <p>However I feel Rectory Farm land being used to provide so much housing would spoil and otherwise beautiful place.</p> <p>The A41 link road has helped congestion in the High Street and surrounding local roads but time and volume of cars has brought it back to levels of 25 years ago.</p> <p>Further housing will not only create much more traffic but general parking and also parking at our homes will be greatly affected.</p> <p>We have been aware of the area of Rectory Farm and see the necessity to</p>

create a public space much needed in the village.A space for conservation and recreation play for younger people, quiet space for older people.
This after all is greenbelt land which we should ensure is never developed with property.

Yes / No
* **Yes**
* **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS9122

Person ID 1144057

Full Name Mrs Carole Freed

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Kings Langley comment

I am writing to express my objection to the proposed development on the Green Belt land at Rectory Farm.

I have lived in Kings Langley for over 20 years and moved here to become part of a delightful village heaped in history and surrounded by green belt land and wonderful countryside. It is an amazing place to live and we enjoy walks across the fields and experience joy with the wildlife and bird song and peace and tranquillity

We are proud of our village and the bustling community spirit here and the historical connections going back to the Domesday Book. We feel that our village should not be merged with Hemel Hempstead by the proposed development

at Rectory Farm This would sadly happen as a result of the erosion of the green space between Kings Langley and Hemel Hempstead.

This would have a knock on effect on the land on the other side of the canal in Three Rivers District and would create an unrestricted sprawl of large built up areas. We, as a village, would lose our identity.

The proposed development at Rectory Farm on the green belt land would create more traffic, (possibly 200 cars and other vehicles) joining an already busy A4251 and high street and the high volume of traffic which currently comes through the village to join the M25 will become even worse and we will have a constant traffic jam right the way through to the motorway . With that will come the noise, fumes and health issues.

There will also be a bigger demand on doctors surgeries and school places. WE are also threatened with a MOTO Motorway service area which will create even more congestion.

Yes / No

* **Yes**

* **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS9134

Person ID 1144627

Full Name Mrs Louise Saul

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Proposals and Sites Kings Langley comment

I am writing to express my objection to the proposed development on the Green Belt land at Rectory Farm. I strongly object to the proposals for building on green spaces. These must be protected to preserve wildlife, prevent merging of neighbouring towns and preserve the historic and special character of Kings Langley and other neighbouring villages. The green spaces around my village Kings Langley have been a lifeline throughout the pandemic, helping residents to stay mentally and physically well.

I have included below some bullet points to support my objection:

- The 16,000 houses quoted in the plan are calculated on out of date figures. I believe more recent figures would halve the number to around 8,000 houses.
- Inflated housing need is not an exceptional circumstance for removing Dacorum's green belt.
- Land such as Rectory Farm helps protect the shape, size and character of towns and villages like Kings Langley and prevents them merging into one another
- The plan underestimates the potential for brownfield regeneration opportunities which have increased due to the pandemic with more people working from home
- The plan does little to address the improvements on infrastructure that will be needed to support proposed 16,000 new houses
- There is not enough water to supply all the extra proposed houses. It is a fact that the extra water needed can only be extracted from the chalk aquifer which in turn will damage the borough's chalk rivers which are classified as priority habitats by the Natural Environment & Rural Communities Act 2006.
- There are already daily traffic delays on the Hempstead Road as it acts as a funnel for villages and towns to the north, south and west, looking to access the M25 and routes into London.
- Accidents are a regular feature of the proposed part of the A4251 where traffic is either decelerating or accelerating to or from the short 40mph section which begins at the point where the access road is already planned. No changes are planned to the 40mph designation

Specifically, in response to question 5 of the plan (Site Ref.: Growth Area KL02: Land at Rectory Farm), I wish to make the following comments.

There are five purposes of the Green Belt but only one has to be met to justify this designation. These five purposes include:

- 'Preventing neighbouring towns merging into one another.' Rectory Farm was proposed for development in the last Local Plan consultation. On that occasion the Planning Inspector found "Although the new housing would not be any closer to Hemel Hempstead than the existing housing on Coniston Road it would nevertheless reduce the limited area of open land between the two settlements. I consider, therefore, that development of the land would not only lead to a significant expansion of built development **but it would also contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the main purposes of the Green Belt.**" He added: "**I do not consider that the undertaking of additional land-scaping and/or the provision of public open space would outweigh the harm to the Green Belt.**"

- In terms of the need ‘to check the unrestricted sprawl of large built-up areas’ On the last occasion the Planning Inspector said: “Whilst it would be no closer to Hemel Hempstead than the existing housing on the western slopes of the valley it would extend the built-up area on the valley floor well beyond the existing development on the opposite side of the canal. In my view, therefore, **it would result in a very substantial erosion of the important wedge of green space between Hemel Hempstead and Kings Langley contrary to the well-established aims of the Green Belt.** I am also concerned that development of the land **would erode the vulnerable green wedge between the development on the opposite side of the canal in Three Rivers District and the housing on the western side of the A4251 in Kings Langley.**”
- Turning to ‘to assist in safeguarding the countryside from encroachment’ reference is made of the site’s poor quality/lack of visibility, **but the site is private land neglected for 30 years because the owners have wanted to develop the site.** At present there’s no public access and limited traffic movement; 200 houses and associated traffic will be visible and audible from every direction.
- Finally, a 4th Green Belt purpose is ‘to preserve the setting and special character of historic towns,’ Kings Langley is an historic settlement incorporating the site of a Royal Palace, a 12th century church and a 13th century Priory. **This 1 site would increase the size of our historic village by nearly 10%.**

Yes / No
 * Yes
 * No

Proposal & Sites Kings
 Langley Other Sites
 comment

Included files

Title Kings Langley

ID EGS9349

Person ID 1267365

Full Name Mr Jont Cole

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes
 * No

Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Kings Langley
ID	EGS9865
Person ID	1151975
Full Name	ALISON ANSELL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>I am writing to express my objection to the proposed development of Rectory Farm, Kings Langley.</p> <p>I have lived in Kings Langley for nearly 28 years and still enjoy living in a village. I am very concerned that if the above proposed development is allowed to go ahead, Kings Langley will lose its identity. It will reduce the open spaces and green belt land in and around the village and which currently help to define it as a village and will mean it would be in danger of becoming just another district of Hemel Hempstead.</p> <p>The proposed Rectory Farm development is on a flood plain. Given the fact that the UK is seeing more erratic weather patterns, with warmer, wetter weather and flooding, it seems ridiculous to want to develop this site.</p> <p>There is also the issue of access to the proposed site and increased traffic from it and onto neighbouring roads. The road leading to Rectory Farm is not a wide road and the approach to Hempstead Road from Rectory Lane is up a quite steep, curving hill, which can be difficult to pull out of at busy times of the day. More traffic would causing queueing</p>

traffic, negotiating parked cars and increasing pollution for the houses that are on Rectory Lane and the roads leading off it.

The figures that are given to justify providing more housing in Dacorum are based on ones from several years ago. The amount has now reduced in the interim but the Government still insists that new housing, on the same scale as proposed before, is needed. Where is the justification for this development?

The proposed development will also have an impact on the already stretched surgeries, as well as the two schools we have in Kings Langley, which are already oversubscribed. If residents are unable to get their child or children into their local schools, they will have no choice but to send them elsewhere, thus increasing traffic and pollution to the edges of the village and surrounding areas. Again, this proposal is ill-thought out and should not be allowed to go ahead.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title

Kings Langley

ID

EGS10113

Person ID

1161814

Full Name

Mrs Lorene Preston

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Kings
Langley comment**

Growth Area KL02: Land at Rectory Farm

I wish to express my objection to the scale of proposed development on Green Belt land at Rectory Farm.

1) It risks a significant expansion of built development which would contribute towards merging of Kings Langley & Hemel Hempstead. It would be a substantial erosion of green space contrary to the aims of the Green Belt.

2) It would increase the size of our village by nearly 10%. We have already had considerable development in various areas of the village (eg) Ovaltine, and already schools are over-subscribed and doctor's surgeries full.

3) It would increase traffic on the Hempstead Road, and thereby the risks of accidents. The High Street is already often grid-locked at busy times.

While I do not object to a small development on the brownfield part of this site, expansion on the scale proposed is far too much for the village to cope with. Instead of so much housing, I would prefer to see Rectory Farm identified as a strategic open space with the creation of a green wildlife corridor along the river and the canal.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS10266

Person ID 1153993

Full Name Eric Martin

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * **Yes**
 * **No**

Proposals and Sites Kings Langley comment The Plan calls for large areas of Green Belt land to be sacrificed for housing. National policies make it clear that the desire to build housing is not an 'exceptional circumstance' which justifies the loss of Green Belt land. In this regard, of specific interest to me, is the inclusion of Rectory Farm, Kings Langley ('Growth Area' KL02), the development of which, as part of the previous Local Plan, was rejected by the Plan Inspector. The Plan should focus more on developing brownfield sites.

Yes / No
 * **Yes**

* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS10468
Person ID	1268450
Full Name	JOSEPH STOPPS
Organisation Details	DACORUM GREEN PARTY
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	The plan already proposes over-expansion of Dacorum.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS10497
Person ID	869129
Full Name	Ms Ann Hetherington
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Kings Langley comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS10601
Person ID	1268726
Full Name	DR ADRIENNE GARNER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Kings Langley comment	I feel strongly that encroaching on Green Belt land for property development should not be considered. As I said early I believe there is going to be a move away from living in the SE.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS10613
Person ID	369415
Full Name	Mr Dacorum EnvironmentalForum
Organisation Details	Chair Dacorum Environmental Forum Waste Group
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<ul style="list-style-type: none"> • Introduction to Proposals and Sites <p><i>“24.1 The work on allocations is still evolving and we have reflected as much detail as we possibly can at this stage in the Plan. In particular, we have not been able to include all forms of proposals that might emerge in the settlements. We set out our current understanding of allocations in more detail in this 'Proposals and Sites' section of the plan</i></p> <p><i>24.2 We are working towards incorporating a full list of allocations for the next stage of the Plan (Regulation 19). We will undertake this work in progressing discussions on individual development proposals with landowners and developers, our partners and other key stakeholders and through taking forward linked work on infrastructure requirements in the Infrastructure Delivery Plan.”</i></p>

In other words, more sites could be added after close of consultation, and residents and concerned groups will not have had an opportunity to comment on these.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS10879

Person ID 1149755

Full Name MR CHRIS PICHON

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

**Proposals and Sites Kings
Langley comment** 1

Yes / No
* **Yes**
* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

There are other brownfield sites such as the Telephone Exchange and the Steiner School premises (existing building conversions) that could deliver the similar housing numbers but there is no consideration given to this. There are also other sites which we believe have been land banked by developers

Included files

Title Kings Langley

ID	EGS10880
Person ID	1149755
Full Name	MR CHRIS PICHON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>I live in the Parish of Kings Langley. I total object to the development of Rectory Farm because</p> <ol style="list-style-type: none"> 1 The land is Green Belt land and was previously rejected for development by the Planning Inspector and the reasons given then, apply today. There are no special circumstances to justify the excessive development on this site. 2 Any development on Rectory Farm will add to traffic and congestion along Hempstead Road in and out of Kings Langley. 3 There are other brownfield sites such as the Telephone Exchange and the Steiner School premises (existing building conversions) that could deliver the similar housing numbers but there is no consideration given to this. There are also other sites which we believe have been land banked by 4 The loss of the Rectory Farm site will have an environmental impact on local wildlife site that connects to the Grand Union canal. 5 I am against any development that bring coalescence with Apsley, which the Green Belt is specifically designed to protect against. 6 Kings Langley has been massively impacted by developments along the canal in Apsley and on the Apsley Manor Farm site as well as the developments along Lower Road which borders the Developing Rectory Farm will just add to the congestive nature of the village. 7 In 2018 Kings Langley held a Village Poll that showed that 99% of residents were totally against the development of green belt land. This was further supported by the Neighbourhood Plan Residents survey in 2019 where 96% of respondents again said they were against any development on green belt land. The Local Plan has ignored these Polls
Yes / No * Yes * No	

Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS11207
Person ID	1153900
Full Name	Jackie Burwell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm. This proposal was originally for 145 dwellings on a site of mixed brownfield and Green Belt land. However, this number seems to have increased. Whilst a small development on the brownfield land is possibly justifiable given the pressure to build houses in this area, building on the Green Belt is not. Planning inspectors have previously found that the proposals do not justify building on Green Belt land; it would contribute towards the merging of Kings Langley and Hemel Hempstead - contrary to the main purposes of the Green Belt - it would result in a substantial erosion of this wedge of green space between Kings Langley and Hemel on both sides of the canal, and it fails to preserve the setting and special character of this historic village by increasing the size of the village by 10%.</p> <p>Increased traffic is also a very serious concern, not just from this Rectory Farm proposal, but from this in combination with other potential developments locally. The A4251 is already a very busy road, especially at peak times, when grid-lock is common. It is the most direct access from towns and villages to the north that travel to the M25, routes into Watford and Greater London. Increasing the number of dwellings on this site can only make the road more busy and more dangerous.</p>
Yes / No * Yes * No	Yes

Proposal & Sites Kings Langley Other Sites comment	I am heartened to see that earlier proposals for developing various other sites in Kings Langley (Shendish, Wayside Farm and Hill Farm) have currently been abandoned. The proposals for developing the land at Shendish was always unsustainable due to lack of access, both through Shendish (a private estate with narrow access) and Rucklers Lane (a small, narrow lane, which is already very congested). In addition, Shendish Golf Course and the open land beyond is a highly-valued public amenity; it has certainly been an important and popular open space this past year, benefiting many in the local area. Shendish is also home to diverse wildlife, including deer, badgers, pheasants and numerous species of birds. These factors underline why it is important to minimise the need for developing on Green Belt land such as this, to protect biodiversity and preserve the health and wellbeing of local people by protecting their access to large open spaces.
Included files	
Title	Kings Langley
ID	EGS11210
Person ID	1149643
Full Name	Mr Philip Burwell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm - This was originally a proposal for 145 dwellings, but seems to have increased. This site is a mix of brownfield and green belt land. Development on the brownfield area of Rectory Farm is possibly justifiable. However, of the five purposes of the green belt, planning inspectors have previously found that the proposals do not justify building on the green belt land - it would contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the main purposes of green belt, it would result in a very substantial erosion of the wedge of green space between Hemel and Kings Langley on both sides of the canal, and it fails to preserve the setting and special character of historic Kings Langley by increasing the size of the village by 10%.</p> <p>Also, the A4251 is a very busy road, being the most direct access from towns and villages to the north going to the M25 and routes into Watford and Greater London. There are already traffic jams along the whole stretch of road between Apsley and through Kings Langley, and a large number of dwellings on this site can only make the road more busy and dangerous.</p>

Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS11318
Person ID	1269000
Full Name	Mrs Tracey Franklin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	Yes
Proposal & Sites Kings Langley Other Sites comment	The first point of call is for Brownfield sites to be prioritised for housing and only when developers have utilised all of these spaces, should Green Belt EVEN be considered. Developers are consistently only looking for the greatest financial return and do not even take into consideration the impact their greedy view, has on the environment and the actual residents themselves. The council SHOULD be defending these natural resources at all costs for their residents.
Included files	
Title	Kings Langley
ID	EGS11390

Person ID	1207629
Full Name	Strategic Planning Department
Organisation Details	Strategic Planning Department Three Rivers District Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	KL02 Rectory Farm – this site for approximately 145 dwellings (with an additional 55 units already permitted) is adjacent to the Three Rivers area. It is recognised that the site is in reasonable walking distance to existing facilities, including the centre of Kings Langley and the train station. Whilst the site is not of a scale to justify significant transport improvements, it is important to consider the potential impact on transport movements in the local area. To encourage new residents to use sustainable transport rather than relying on private vehicles, and to help mitigate the effect of increased traffic in the wider road network, it will be important that provision is made for high quality pedestrian and cycle routes to Kings Langley train station and potentially to the Kings Langley employment area in Three Rivers, if appropriate. Given the adjacent location of the Grand Union Canal, flood risk should be effectively managed and development should not exacerbate the risk of flooding on the site or elsewhere off-site. It is noted from the Proposals and Sites section that no residential development is proposed on Flood Zones 2 and 3 on the site and a new park is proposed on land at higher risk of flooding; this is supported and would help to achieve an effective use of land on the site. The Grand Union Canal is also a designated Local Wildlife Site in Three Rivers so development will need to ensure protection of habitats whilst delivering a net gain in biodiversity; it is supported that this biodiversity net gain is proposed through enhancements to the Grand Union Canal. Further comments on Site KL02 and growth in Kings Langley as a result of this site are noted in response to Question 2 (Policy SP7 Delivering the Infrastructure to Support Growth).
Yes / No * Yes * No	Yes
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley

ID	EGS11392
Person ID	1207629
Full Name	Strategic Planning Department
Organisation Details	Strategic Planning Department Three Rivers District Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	In regard to community cohesion for the KL02 Rectory Farm, Kings Langley site, it is stated that “The site is of a scale that could deliver new facilities such as a primary school and a riverside park”. In regard to the KL02 Rectory Farm site in the Proposals and Sites section of the Draft Plan, the provision of a primary school is not referenced. Although it is acknowledged that a site of this size would be unlikely have the capacity to support a new primary school on-site, clarification would be helpful.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS11924
Person ID	1269346
Full Name	JED GRIFFITHS
Organisation Details	KINGS LANGLEY & DISTRICT RESIDENTS' ASSOCIATION
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>1 The Growth Strategy (at paragraph 23.168) acknowledges that Kings Langley should provide some growth but recognises that the village is constrained by a number of factors. KL&DRA agrees with this general principle but disagrees with the draft Policy SP26 – Delivering Growth in Kings Langley. In particular, KL&DRA wishes to record its strong objection to the proposed “major urban extension” at Rectory Farm (Site KL02) for around 145 additional dwellings and public open space. It is acknowledged that development on the other allocated site at Coniston Road for 10 dwellings (Site KL01) had already commenced at the time of writing (Reference 19/02735/NMA).</p> <p>1 It is a fact that planning permission has already been granted on part of the Rectory Farm site, for 55 dwellings (Reference 4/02282/18/MOA) – development is expected to commence later in 2021. Rectory Farm was one of four potential sites which were included in the Issues and Options consultation document in These were as follows:</p> <ul style="list-style-type: none"> • Wayside Farm (KL-h1) • Rectory Farm (KL-h2) • Hill Farm (KL-h3) • Shendish (HH-h3) <p>1 KL&DRA refers the Borough Council to the detailed comments on each of these sites, which were set out in its Issues and Options response to the Borough Council, including a formal objection to the allocation of Rectory Farm for development. Despite the planning permission on an area at the southern end of the site, KL&DRA sees no reason to change its</p> <p>1 In the current Local Plan, the whole of the Rectory Farm site is within the Green The Borough Council’s justification for the development of the rest of the site is underpinned by a number of background reports, principally the Green Belt and Rural Area Topic Paper. Chapter 4 of the Topic Paper lists the documents which together form the Green Belt evidence base. KL&DRA notes that, since the Issues and Options consultation of 2017, the key reports have been reviewed and updated.</p> <p>1 In the conclusions to the Topic Paper (Chapter 7), the Borough Council considers that its approach to the Green Belt is consistent with the principles set out in the NPPF 2019. Detailed assessments of land availability, and the Dacorum Urban Capacity Study, have shown that approximately 63% of the Borough’s housing needs can be met</p>

within existing urban areas. Thus, the remainder can only be found on greenfield sites, all of which (with the exception of a small area beyond Tring) are in the Green

- 1 Since the 2017 Issues and Options consultation, the Borough Council commissioned a Site Assessment Study from the town planning consultants AECOM – the Study was published in January 2020, and is a key part of the evidence base for the emerging Local Plan. KL&DRA has studied the assessments of the sites in Kings Langley, which are found in Volume 3, part

2.8 of the Study. For Rectory Farm (Site 97), it is concluded that the site is potentially suitable for allocation, but with major constraints. It is also noted that the site is located within the Green Belt.

- 1 Despite the conclusions of the Site Assessment Study, KL&DRA does not accept that there is a convincing case for the release of the Rectory Farm site from the Green Belt. Its removal would be contrary to the basic principles of the Green Belt as set out in the NPPF 2019. The fundamental aim of Green Belt Policy is to keep land permanently open; the essential characteristics of Green Belt are their openness and their permanence (NPPF, paragraph 133). Undeniably, the Rectory Farm site is a very open feature in the landscape setting of the

- 1 The five purposes of the Green Belt are set out in paragraph 134 of the NPPF and have been thoroughly analysed against the sub-areas of the Borough and the sites which have been promoted and allocated in the draft In respect of the Rectory Farm site, the most

important of the five purposes is “to prevent neighbouring towns from merging into one another”. KL&DRA considers this site is extremely important in its fulfilment of the function, in terms of its location in the development corridor running from the northern edge of Watford through to Tring. Within the gap between Watford and Hemel Hempstead, Kings Langley is one of a number of distinctive smaller settlements where local separation helps to prevent the merging of the main towns.

- 1 More locally, KL&DRA would stress the importance of the Rectory Farm land as part of the gap between Kings Langley and Nash Mills, on the southern edge of Hemel Hempstead. Despite the presence of the railway overbridge, the Green Belt here performs a key role in maintaining the identity of Kings Langley and the areas to the

- 1 The detailed boundaries of the site KL02 are shown on Map 49 of the Allocations section of the Growth Strategy, together with notes on site-specific requirements. These have clearly been informed by the updates to the evidence base, in particular the Green Belt Review Stage 3 and the Landscape Sensitivity Study (Arup, August 2020), and the above-mentioned Greenfield Site Assessment Study (AECOM, January 2020). KL&DRA notes the stepped

approach as described in Figure 3.1 of the Stage 3 Green Belt Review, Step 2 of which considered the boundaries around the main settlements in the

- 1 Table 4.1 of the Stage 3 Review shows that a total of 34 sites in the Borough were assessed, including Rectory Farm, listed as site 97. Three other sites at Kings Langley were reviewed – Hill Farm (site 89), Land North of Coniston Road (site 94), and Wayside Farm (site 99). To the north, Shendish Manor and Fairfields (site 82) was also assessed. The Green Belt boundary reviews were also informed by the parallel Landscape Sensitivity Study, the results of which are summarised in Table 5.1 of the Green Belt Review. Of the 32 sites assessed across the Borough, only three are considered to have low landscape sensitivity to change, one of which is Rectory
- 1 The key findings of the Green Belt Review are set out, by settlement, in Chapter 6, which concludes that only the Rectory Farm site is proposed for allocation in the Local Plan (see map at Figure 6.1). Details are shown on the Settlement Pro Forma for Kings Langley (Appendix B, page 46). KL&DRA profoundly disagrees with this recommendation, for the reasons which are set out
- 1 KL&DRA has studied the detailed results of the assessment for Rectory Farm (site 97), in Appendix A (pp.62/63) of the Stage 3 Green Belt Review. In the first stage of the analysis, if the site were to be retained in the Green Belt, it is noted that the eastern, western, and southern boundaries are easily recognisable and likely to be permanent. KL&DRA strongly supports this conclusion, a point which was stressed in its response to the Issues and Options consultation in
- 1 In the second stage of the analysis, if the site were to be released for development, the southern boundary, on the corner of Rectory Lane and Gade Valley Close, is considered to be readily In view of the planning permission for housing on the area of the former farm buildings, this part of the assessment is largely academic. KL&DRA considers that a new and defensible Green Belt boundary could be achieved by a landscape screen at the northern edge of the new development.
- 1 The northern boundary of Site 97 was not considered to be defensible by the consultants. In response, KL&DRA draws attention to the fact that the area beyond is occupied by the Kings Langley football club pitches, which are appropriate uses in the Green Belt. In terms of the Green Belt purposes, Rectory Farm together with the playing fields forms part of a tongue of open land which penetrates the built up area. It is an intrinsic part of the character of the village and its surroundings.

- 1 As noted above, the findings of the Stage 3 Green Belt Review were informed by the parallel Landscape Sensitivity Study. KL&DRA notes the assessment methodology and criteria, plus the criteria, thresholds and definitions for the evaluation of landscape susceptibility and sensitivity which were used in the analysis of each of the land

- 1 The assessment of the Rectory Farm site (Parcel 97) is at Part 7 of the Study (pp.171-176). It is assessed as having “neighbourhood” landscape value, for a number of reasons, in terms of its “relatively-fragmented” condition and its proximity to the “arterial” road and an area of 20th century housing. The community farm is mentioned but is no more. Nevertheless, the fact that the area forms a backdrop to the Grand Union Canal, creating visual amenity value for a wider audience, is mentioned. KL&DRA considers that this aspect has been severely underplayed by the consultants.

- 1 In terms of its landscape susceptibility, the parcel is given a low-moderate score. Again, KL&DRA considers the urban influences to be overstated. The degraded landscape and clutter attributed to the community farm will no longer be a factor when that part of the site has been redeveloped. Although the Grand Union Canal area is recognised as a positive element, no account has been taken of the contribution to landscape character of the area to the east of the canal, which is within Three Rivers

- 1 In KL&DRA’s considered opinion, the low overall assessment of landscape sensitivity does not fully recognise the strategic value of the site and its contribution to the green corridor described by the River Gade and the Grand Union Canal. No mention is made of the ecological value of the areas adjacent to the Canal, and its role as a wildlife corridor. These are fundamental omissions. The landscape guidance for the site is welcome in principle, however, and contains recommendations for the enhancement of the area which could be implemented without releasing it from the Green

- 1 This is not the first time that the Borough Council has proposed to allocate the Rectory Farm site for housing. The site was rejected on the basis of a very substantial erosion to the Green Belt by the 2002 Inspector’s report into the Dacorum Local Plan 1991-2011. The following extracts from the report are highly relevant:

“Although the new housing would not be any closer to Hemel Hempstead than the existing houses on Coniston Road it would nevertheless reduce the limited area of open land between the two settlements. I consider, therefore, that development of the land would lead not only to a significant expansion of built development, but it would also contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the main purposes of the Green Belt.” The Inspector added: “I do not consider that the undertaking of additional landscaping and/or the provision of public open space would outweigh then harm to the Green Belt.”

“Whilst it would be no closer to Hemel Hempstead than any other housing on the western slopes of the valley it would extend the built-up area on the valley floor well beyond the existing development on the opposite side of the canal. “In my view, therefore, it would result in a very substantial erosion of the important wedge of green space between Hemel Hempstead and Kings Langley contrary to the well-established aims of the Green Belt. I am also concerned that development of this site would erode the vulnerable green wedge between the development on the opposite side of the canal in Three Rivers District and the housing on the western side of the A4251 in Kings Langley.”

“In reaching this conclusion, I have taken account of the fact that Rectory Farm would be well-located in terms of its accessibility to local bus routes, schools and shops in the village centre. However, in the light of its impact on the Green belt, on the character of the area and on the capacity of the local infrastructure, I am not satisfied that it would constitute a more sustainable location than any of the other greenfield housing proposal sites.”

- 1 Since the report was issued, nothing has changed in 20 years apart from the planning permission on part of the site. Arguably this has removed some of the negative impacts on the landscape and provides opportunities for enhancement. For the reasons set out above, KL&DRA objects to the proposed allocation at Rectory Farm and its removal from the Green A more in-depth appraisal is likely to identify alternative sites across the Borough, which would reduce the need for Green Belt releases. No further consideration of Green Belt releases should be made until a robust appraisal of all previously developed land has been undertaken across the Borough.

Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	KLDRA Response to DBC Local Plan - FINAL - 20210225 - Appendix.jpg
Title	Kings Langley
ID	EGS12016
Person ID	1269354
Full Name	Alex Chiltern-Hunt
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	Yes
Proposal & Sites Kings Langley Other Sites comment	<p>It is apparent our submission for Barnes Lodge field Title WD4 8AH, was not entered by the deadline. Due to a recent family bereavement ensuring submission was on time, somehow this was overlooked. We most sincerely apologise.</p> <p>On behalf of Chilworth Intn Corp may I deplore you to submit this unique site for consideration with massive potential for future generations of residents to use and enjoy. We trust to see that it is not left as a bare field subjected to pesticides or methane gas issues (grazed animals) green house problems, but allow it to be used to create environmental attributes that not only enhance climate change, but give future generations of Kings Langley residents accessible walking areas. Naturally accessible land is being utilised for other development, thus cutting residents who could enjoy this land running along the A4251 and to area to the south west could accommodate other uses.</p> <p>Any archaeological significance would be to adjoining land to the north west into the original old Barnes lodge site curtilage, not out in Chilworths ploughed field. This old curtilage to the north (not in this title) assists DBC's vision to form a natural existing 'lung' with existing mature species of trees, ancient woodland, that if continued through Chilworth's land towards the east to to the A4251 could for a fantastic environmentally friendly parkland. A farmed field grazed with cattle, is not environmentally friendly.</p> <p>Chilworth would wish to look to assisting splitting the tile to enhance Kings Langley environmental attributes which would be immensely beneficial in the future for future generations.</p> <p>The south west half (could be stunning location for a kindergarten, (perhaps linking to the primary school), sports fields, a retirement home, further medical facilities joining across into your site and a neighbouring farmer (KL3, KL5 I believe) potentially linking in from Barnes Lane, Love Lane, Common Lane etc which could be hugely invaluable as Kings Langley ultimately expands and in the future could have access from the south west AND to the north east to the A4251 running past a park land parallel to Conniston Road; allowing Kings Langley residents to enjoy the land to the north east half of this field.</p> <p>Would you please therefore consider placing our site in as a late submission for consideration.</p> <p>I await your response and thank you very much for your consideration and tremendous efforts to the benefit of Kings Langley and Aspley, Rucklers Lane.</p> <p>Please advise if we need to add to the website, however it is not allowing this at present.</p>

Included files	
Title	Kings Langley
ID	EGS12388
Person ID	232349
Full Name	Mr Lawrence Parnell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	Green Belt. The endorsement of the NPPF (Part 1, para.19.5) and the omission of Kings Langley from the locations defined at Page 135 is welcome. However the suggestion that Rectory Farm will ultimately deliver 200 dwellings (Part 4, pages 326/327) runs counter to this. This number should be reduced to 55 dwellings (the number already approved) to align closer to the NPPF criteria.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS12657
Person ID	1207604
Full Name	Thames Water Planning Policy
Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>Site ID</p> <p>Site Name</p> <p>Water Comments</p> <p>Waste Comments</p> <p>Additional Comments</p> <p>42619</p> <p>KL01: Land adjacent to Coniston Road</p> <p>On the information available to date we do not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS12658
Person ID	1207604
Full Name	Thames Water Planning Policy

Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>Site ID</p> <p>Site Name</p> <p>Water Comments</p> <p>Waste Comments</p> <p>Additional Comments</p> <p>56369</p> <p>KL02: Land at Rectory Farm</p> <p>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p> <p>We would like to take the opportunity to highlight the potential of SUDs development indicated by the existence of a watercourse nearby the location of the proposed development and the proposal for the addition of public open space within the site. In any case, in accordance with the Building Act 2000 clause H3.3. Positive connection to a public surface water will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being; 1st Soakaways; 2nd Watercourses; 3rd Sewer.</p> <p>Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable SW strategy following the sequential approach before considering connection to the public sewer network. In the longer-term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or</p>

maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

Yes / No
* Yes
* No

Proposal & Sites Kings
Langley Other Sites
comment

Included files

Title Kings Langley

ID EGS12829

Person ID 1144631

Full Name Mrs Ann Johnson

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Yes

Proposals and Sites Kings
Langley comment

Turning to the Rectory Farm site, there are 5 purposes of the Green Belt but only 1 has to be met to justify this designation.
'Preventing neighbouring towns merging into one another.'

In the draft Local Plan, the "Green Belt Final Review" states "There will be development restraint in small villages in the Green Belt and rural area and other small villages as set out in the Settlement Hierarchy.... .
Kings Langley – protect character of the village, prevent coalescence with Hemel Hempstead and stop formation of Watford suburb."

When this site was previously considered under the last draft Local Plan, the Planning Inspector found "**the housing on this site would significantly extend the built-up area of the village along the floor of the Gade Valley, reducing the narrow strategic gap between Kings Langley and Nash Mills on the southern edge of Hemel Hempstead.**

Although the new housing would not be any closer to Hemel Hempstead than the existing housing on Coniston Road it would nevertheless reduce the limited area of open land between the two settlements. I consider, therefore, that development of the land would not only lead to a significant expansion of built development but it would also contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the main purposes of the Green Belt.”

“I am also concerned that development of the land would erode the vulnerable green wedge between the development on the opposite side of the canal in Three Rivers District and the housing on the western side of the A4251 in Kings Langley.”

He added: **“I do not consider that the undertaking of additional landscaping and/or the provision of public open space would outweigh the harm to the Green Belt.”**

The Green Belt Review Annex A (Part 3) states “Taking account of the assessment of landscape value and susceptibility, the parcel is assessed as having a Low overall sensitivity to change arising from residential and mixed-use development. This is due to the landscape’s partially eroded character from the clutter and fragmentation caused by the agricultural and light industrial complex dividing the landscape. A variation in landscape sensitivity is apparent along the eastern edge of the parcel where the landscape is assessed as having Low-Moderate sensitivity to change arising from residential and mixed-use development. This is due to the partial relationship with the Grand Union Canal and the greater degree of separation from the surrounding built development.

This is at odds with the need ‘to check the unrestricted sprawl of large built-up areas’ there are developments a very short distance to the east and the site is already abutted by extensive housing estates to the west and south. It is also contrary to what the Planning Inspector said last time: **“Whilst it would be no closer to Hemel Hempstead than the existing housing on the western slopes of the valley it would extend the built-up area on the valley floor well beyond the existing development on the opposite side of the canal. In my view, therefore, it would result in a very substantial erosion of the important wedge of green space between Hemel Hempstead and Kings Langley contrary to the well-established aims of the Green Belt.”**

In terms of ‘to assist in safeguarding the countryside from encroachment’ reference is frequently made of the site’s lack of public visibility, but takes no account of the fact that the site is private land which has been neglected for 30 years, i.e. there is no public access, and 200 houses and associated traffic will be visible and audible from every direction.

Despite this assertion the Landscape Appraisal, part of the Stage 2 Greenbelt Assessment states:

“Any development in this location should take careful account of and mitigate the following sensitivities:

- the connection with, and setting of, the Grand Union Canal and long distance trail;
- the variation in landscape sensitivity within the parcel;
- the existing or degraded vegetated boundaries and areas of untidy scrub;
- screening of the Hempstead Road and associated lighting;
- the fragmented landscape structure land uses within the parcel;
- the characteristic rows of Lombardy poplar trees; and

- the community uses within the parcel specifically the Food for Kings community food growing initiative.

The potential design response for any residential and mixed use development should:

- conserve and enhance the setting of the Grand Union Canal and any views from the canal or tow path;
- consider views into the parcel from elevated areas of the valley;
- conserve and enhance characteristic vegetation such as the belts of Lombardy poplar trees;
- Conserve and enhance the buffer planting along the Hempstead Road;
- incorporate valued community features such as the community food growing or community farm; and
- explore opportunities to enhance the internal field boundaries and landscape structure within the parcel and mitigate the effects of the views and noise of the urbanising Hempstead Road.”

The light industrial complex referred to has been removed.

In terms of ‘to preserve the setting and special character of historic towns,’ Kings Langley is an historic settlement incorporating the site of a Royal Palace, a 12th century church and a 13th century Priory. This 1 application would increase the size of this historic village by nearly 10%.

Traffic - There are already traffic delays during commuting and school periods, particularly as the Hempstead Road acts as a ‘funnel’ for villages to the north and west and towns to the north, looking to access the M25 and routes into London.

This will be exacerbated by some traffic turning onto the site without a designated turning lane or trying to get off the site onto the main road.

Highway safety - Accidents are a regular feature of this part of Hempstead Road where traffic is either decelerating or accelerating to or from the short 40mph section which begins at the point where the access road is planned. No changes are planned to the 40mph designation.

Under the latest planning consultation document, areas that would be protected **from** development would include sites which would justify more stringent development controls to ensure sustainability. This would include areas such as the Green Belt on Rectory Farm.

This is because this Green Belt at Rectory Farm is not a large area, but its removal will have an enormous impact on ‘urbanising’ the village setting.

Yes / No

* Yes

* No

Proposal & Sites Kings
Langley Other Sites
comment

Included files

Title

Kings Langley

ID	EGS12941
Person ID	1269678
Full Name	GARY TRENT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	No Green Belt land should be sacrificed for development.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS13339
Person ID	1144584
Full Name	Mr Gary Ansell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	

Proposals and Sites Kings Langley comment

1 One of the areas for development in the plan in Kings Langley is Rectory Farm (Site KL02). This is Green Belt and is already the subject to a development of 55 dwellings on the brownfield part of the site. I have no objection to using the brownfield part of the site and 55 dwellings is more than reasonable in terms of the number of additional houses to add to a village the size of Kings Langley. What I find totally unacceptable is that the plan allocates the rest of the green field area of the farm for a further 145 dwellings. This area of land is currently green fields, some of which are used by a local group for growing vegetables. The area provides a physical limit to the northern end of the village and also provides a green corridor along the Grand Union Canal. A good proportion of the site is below the level of the canal and subject to flooding. If the site is covered with houses, the flooding can only get

1 In the NPPF, there are five purposes of the Green Belt, one of which is “to prevent neighbouring towns from merging into one another”. The Rectory Farm site stops Kings Langley merging with Nash Mills and Apsley and is key to maintaining the identity of the village. The site was included in the last local plan and in 2002, it was rejected by the Inspector because, if developed, the site “would contribute towards the merging of Kings

Langley and Hemel Hempstead contrary to the main purposes of the Green Belt”. This is even more important now, given that Nash Mills has been developed for housing and Kings Langley cannot be allowed to spread closer to that area. Therefore, I believe that this site is not suitable for development and should not be in the plan. I request that DBC remove it.

1 Another purpose of the Green Belt is “To check the unrestricted sprawl of large built up areas”. In the last local plan, the Inspector said that, if built on, “it would result in a very substantial erosion of the important wedge of green space between Hemel Hempstead and Kings Langley contrary to the aims of the Green Belt”. He also stated that development of the land “would erode the vulnerable green wedge between the development on the opposite side of the canal in Three Rivers District and the housing on the western side of the A4251”

1 Another purpose of the Green Belt is to “preserve the setting and special character of historic ” Kings Langley is an historic settlement incorporating the site of a royal palace, a 12th century church and a 13th century priory. Building 145 houses on this green field, Green Belt site would increase the size of the village by nearly 10%. I find this level of development on previously undeveloped land unacceptable.

1 Another reason I believe that Rectory Farm should not be developed for 145 dwellings is the lack of infrastructure in the locality. There is just one main road through Kings Langley (A4251) in the DBC area, which is already very busy. The plan does not include any additional school facilities, doctor's surgeries, increased road capacity or indeed anything additional to help support 145 extra homes with perhaps 250 to 350 additional residents with probably 200+ cars and potentially 400+ additional daily car journeys.

Yes / No
* Yes
* No

Proposal & Sites Kings
Langley Other Sites
comment

Included files

Title Kings Langley

ID EGS13754

Person ID 1146070

Full Name Ms Sharon Wilson

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Yes

Proposals and Sites Kings
Langley comment

I am writing to object to the housing development proposed at Rectory Farm.

The proposed development would be on green belt land and the fundamental aim of Green Belt Policy is to safeguard the countryside and prevent inappropriate development and keep the land permanently open for the foreseeable future, maintaining these areas for agriculture, forestry and related interests. The most important attribute of green belts is their openness. Surely more than ever we should be preserving green belt land.

Allowing this application would be severely inappropriate also because the green spaces around Kings Langley define its boundaries, which developments like this are eroding.

If the proposed development goes ahead it will bring too much pressure on local policing, hospitals, doctors surgeries, schools, transport, traffic, privacy, parking and security. This will have a negative effect not only on Kings Langley but the surrounding areas.

Yes / No
* **Yes**
* **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS14030

Person ID 1270427

Full Name MARK ALLAN

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Kings Langley comment

I oppose this proposal on greenbelt land. Kings Langley is a small village with a small population and a small high street. Traffic in the areas has got increasingly worse in the last 5 years as the population rises and its proposal would bring a great many more people to the area. I oppose this proposal for the following reasons:

- Building on greenbelt is simply unacceptable
- If Kings Langley is to remain a village no more building should be allowed especially on greenbelt land!
- Building on this land will disrupt wildlife in the area. I have seen a kingfisher flying on the stretch of the canal next to this land! This is a rare bird to sight and such sightings will become rarer if you build here.

Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS14174
Person ID	1261534
Full Name	John Neale
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02 Land at Rectory Farm</p> <p>My principal objections relate to the further encroachment on to the Green Belt</p> <p>There is a lack of significant level open space in Kings Langley; the Common is largely wooded – wonderful – but there is limited open space for children, especially in the cricket season. A fundamental aim of Green Belt policy is to keep land permanently open. Although the land has not been open in this way as it was privately owned, the opportunity now exists to keep it permanently open for current and future residents of Kings Langley and serve the Green Belt purpose of checking the unrestricted sprawl northwards along the A4251 towards Nash Mills.</p> <p>Kings Langley has made significant contributions to additional housing in Dacorum over recent decades, principally through in-fill. These have put pressure on local facilities but will have had less impact on the historic character of the village than the proposed development of 200 dwellings.</p>

Other objections

School capacity. Paragraph 23.173 states that the Rectory Farm site lies reasonably close to a primary and secondary school, but makes no mention of their capacity. Kings Langley Primary School is at its maximum capacity of 445 pupils. Kings Langley School has limited availability. An extra 145 dwellings at Rectory Farm, on top of the currently permitted 55, would be expected to have a number of children of school age for whom spaces might not be available.

Facilities and traffic. Kings Langley facilities such as GP surgeries are already heavily used, any further growth will exacerbate a problem with no stated remediation within the draft local plan. No estimate of the additional traffic or pressure on parking has been made in the draft plan from 200 additional dwellings.

Yes / No
* **Yes**
* **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS14325

Person ID 1270637

Full Name TOM GROVES

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites Kings Langley comment Too many houses proposed.

Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS14388
Person ID	1158912
Full Name	Mrs Irene McGregor
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Area KL02: Land at Rectory Farm</p> <p>1 One of the purposes of Green Belt is to preserve the setting and special character of historic towns and villages. Kings Langley is an historic Royal settlement, hence the name. There are several historic sites and buildings in Kings Langley – not least the long valley which was a Royal hunting ground. Building a development on the Green Belt at Rectory Farm would mean a large increase in population and traffic, loss of a valuable open space and detract from village identity</p> <p>2 Another purpose of Green Belt is to prevent the merging of neighbouring towns. Rectory Farm is an important area of open land between Apsley and Kings Langley and prevents the main part of the village being an unbroken link with Apsley and Hemel Hempstead. The east side of the Canal, and the Home Park area, is being/has been greatly developed by Three Rivers. The Green Belt of Rectory Farm provides an area of green space and trees which prevents the whole of the canal and vally floor from being one large built up area all the way to Hemel Hempstead.</p>

3 Kings Langley Village is used by traffic from North, East and West to access the M25 and A41. This has greatly increased the traffic flow through the village and at Home Park roundabout, causing long tailbacks at busy times of day together with high pollution levels. It is not uncommon (in normal times) at busy times of day to sit in a traffic queue which takes 25 mins to reach the M25. The addition of further traffic if Rectory Farm Green Belt is developed, will exacerbate the problems and increase air pollution even further. There is also the possibility of an increase in traffic accidents with access/egress via the A4251 from any future development at Rectory Farm.

4 Kings Langley does not have the infrastructure to support the needs of a substantial increase in population. Pollution and road safety have already been mentioned but there are limited school places, limited parking places, limited numbers at surgeries and only basic shopping facilities. To meet increased demand more facilities would need to be built, detracting even more from the village character.

5 Rectory Farm has a large area which currently attracts wildlife both in the green area and by the Canal bank. It is one of the few spaces alongside the Canal which provides a natural habitat. We overlook the Farm and see many generally uncommon birds, foxes and deer. These will disappear if further development is allowed.

6 Although Rectory Farm was purposely neglected for many years it provides a valuable eco-system and helps prevent encroachment and the sprawl of large built-up areas. It is not currently a particularly attractive site but has great possibilities as an open space, a haven for wildlife and a calm place to enjoy natural surroundings.

Yes / No
* **Yes**
* **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS14389

Person ID 1270647

Full Name ELIZABETH ATTENBOROUGH

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>I am objecting to the above development for the following reasons –</p> <p>Development on this site would increase the merging of Kings Langley with Hemel Hempstead, causing erosion of the green belt, the Green Belt is a precious asset. Covid has taught us that. The development would encourage more construction which would exacerbate the problem. Our village is an important Historical settlement including a Royal Palace.</p> <p>Traffic through Kings Langley is already overwhelming the road system, site traffic would obviously contribute to this as would extra residential traffic. The A4251 funnels an increasing amount of traffic onto the M25 and London, the turning onto the A4251 from the site is a dangerous one and many accidents have occurred in that area.</p> <p>In conclusion, the stress on all aspects of village life and infrastructure would be immense, dangerous and add to pollution. The pandemic should have taught everyone a lesson, to value the important things and our planet.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS14392
Person ID	1270650

Full Name	GLENDAL SEAL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>1 Covid has shown that the more urban/closely populated an area is the more disease, illness etc spreads.</p> <p>2 The filling in of 'green' areas, would eventually join Hemel Hempstead and Kings Langley with Watford.</p> <p>3 Green belt land was originally designed to stop the sprawl of London.</p> <p>4 Climate change indicates the need for more planted areas to supply oxygen. Already there is proof that air pollution in London is causing illness and premature death.</p> <p>5 The A4251 normally congested and is regarded as a "rat run" between Hemel Hempstead and Watford. Further housing would increase this congestion.</p> <p>6 "Affordable" housing is only affordable once. After that the "buy to let" brigade muscle in to make more profit.</p>
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	

Title	Kings Langley
ID	EGS14400
Person ID	398677
Full Name	Mr Neil Ashley
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>I object to proposed development on Green Belt Land at Rectory Farm:-</p> <p>1 This development will reduce open space between Kings Langley and Hemel Hempstead, contributing to the merger of the two settlements. This is contrary to the purpose of the green belt.</p> <p>2 It would erode the wedge of green belt between Kings Langley and Hemel Hempstead, again contrary to the purpose of the green belt.</p> <p>3 The additional housing will reduce local quality of life because it will generate extra traffic and be seen and heard in all directions.</p> <p>4 Development of this site would reduce the special character of Kings Langley through over-development. It would increase the size of the village by approximately 10%.</p> <p>5 Traffic generated by a development such as this is a major concern. Already the A4251 is heavily congested. There are 5 access points to this road and the proposed development does not include a designated turning lane.</p>

6 No consideration of speed limits on the A4251 are included, yet this busy road already has numerous accidents.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS14429

Person ID 1145383

Full Name mr & mrs D Cronin

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Kings
Langley comment**

Kings Langley is unique in its position of being a relatively small village sandwiched between two larger towns, Hemel Hempstead and Watford.
Building on existing green belt land that was intended to keep neighbouring towns from merging into one with Kings Langley should be a huge consideration for anyone who values green spaces and a village quality of life, not to mention other equally important considerations like traffic congestion and air quality.
From a conservation point of view, Rectory Farm being in such close proximity to the canal and to a large body of water that runs parallel to Railway Terrace, there is a likelihood that Rectory Farm is a habitat to a number of wild animals. One such animal is the great crested newt. These animals are commonly found in areas of woodland, scrub and grassland. Seeing as Rectory Farm has been neglected by its owners for over 30 years it would seem an ideal habitat for these animals to occupy. These animals are protected by law, meaning that their breeding sites and resting places are also protected by law. Therefore, the necessary actions must be carried out before any construction work can be started. Also, Rectory Farm has a number of derelict buildings and these could be a perfect habitat for bats. Bats and their breeding sites are also protected by law. If Rectory Farm does prove to have either bats or newts then there is a high likelihood that two protected animals would lose their habitat.

From a traffic standpoint, anyone who travels by car during morning rush hour through Kings Langley will know that the village struggles to cope with large numbers of cars travelling in opposite directions, creating a bottleneck and it is not unusual to require at least 10 minutes to clear the high street. Increased numbers of cars due to any future plans to increase housing in Kings Langley would create an even bigger problem and would make village life less pleasant both in excess congestion, noise, air pollution and lack of parking. For pedestrians it would diminish the air quality which is a precious commodity that we should all strive to protect in this present climate. London has congestion charges, ULEZ charges and parking restrictions in all major routes into London in order to improve its air quality. Should we now turn to our villages, many of them with few remaining green spaces and ruin them as well? Where do we draw the line? If more housing developments are built in Kings Langley, the number of commuters travelling to London will considerably increase. This will put additional pressure on existing Kings Langley residents who already have a difficult time travelling to and from the station during rush hour. Anyone who commutes from Kings Langley to Euston has been faced with the prospect of not being able to board a train due to it being at full or near full capacity when it arrives at the station. More residents will only strain this service further. I believe that this will make Kings Langley a less attractive place for commuters to settle.

Another local green belt could be already potentially lost. I am referring to MOTO who are still pursuing the proposal for an MSA on the A41 south of Junction 20: This will undoubtedly change the landscape around our village and potentially bring more traffic from the motorway into the area.

Losing one green belt in this way I feel is enough!

Whilst I am not entirely opposed to new housing developments due to our lack of housing, I feel strong consideration must be given to the small villages and green belt spaces. Any development should enhance the quality of life for all villagers whilst creating living accommodation as well. With proper planning and innovative design ideas extra houses could be built without having to entirely compromise the environment, the green belt and the village. I do not consider this current plan of

creating 200 houses and the associated traffic that comes with them to be the sort of development that is needed.

For existing Kings Langley residents, extra housing requires extra considerations. School capacities must be one of these. More children mean more facilities needed within the village such as extra road safety measures and more crossings. The A4251 is already a dangerous road for both pedestrians and residents trying to manoeuvre onto the road. It is difficult to often negotiate a gap during rush hour in which you can safely leave your home or indeed park in front of your home.

There have been serious accidents that resulted in loss of life on this very stretch of road between Apsley and Kings Langley. I do not see how increased traffic would help this situation and a slower speed limit would only add to further congestion approaching the high street.

Last but not least, I am always proud to hear how non-Kings Langley residents admire Kings Langley and its village life, saying it is a gem sandwiched between two large, ever growing and sprawling towns. Kings Langley is of huge historical importance to our area. It is after all a historical town dating back to the 13th century. Greatly increasing the housing capacity in the green belts that separate Kings Langley and allow it to stand on its own, would begin to give Kings Langley the appearance of an area which has merged with Apsley and Hemel Hempstead. I consider this would probably seal its fate as a picturesque village.

Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS14432
Person ID	1164089
Full Name	Dr Ravi Pawa
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>7Growth Area KL02: Land at Rectory Farm</p> <p>I am writing to express my objection to the proposed development on the Green Belt land at Rectory Farm. There are five purposes of the Green Belt but only one has to be met to justify this designation, and we have met at least 4</p> <p>1 'Preventing neighbouring towns merging into one another.'</p> <p>Rectory Farm was proposed for development in the last Local Plan consultation. On that occasion the Planning Inspector found "Although the new housing would not be any closer to Hemel Hempstead than the existing housing on Coniston Road it would nevertheless reduce the limited area of open land between the two settlements. I consider, therefore, that development of the land would not only lead to a significant expansion of built development but it would also contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the main purposes of the Green Belt."</p> <p>2 To check the unrestricted sprawl of large built up areas'</p> <p>Previously the Planning Inspector said: "Whilst it would be no closer to Hemel Hempstead than the existing housing on the western slopes of the valley it would extend the built-up area on the valley floor well beyond the existing development on the opposite side of the canal. In my view, therefore, it would result in a very substantial erosion of the important</p>

wedge of green space between Hemel Hempstead and Kings Langley contrary to the well-established aims of the Green Belt.

3 'To assist in safeguarding the countryside from encroachment'

At present there's no public access and limited traffic movement; 200 houses and associated traffic will be visible and audible from every direction.

4 'To preserve the setting and special character of historic towns,'

Kings Langley is an historic settlement incorporating the site of a Royal Palace, a 12th century church and a 13th century Priory.

Other objections

Before building additional housing, which I agree we need, there needs to be an Integrated approach from all the;- neighbouring boroughs and councils and highway agencies. Also infrastructure needs to be put into place, to name' · but a few:

Health care, including Ps Roads with increased capacity

,Train capacity needs increasing Schools

Traffic - There are already daily traffic delays on the Hempstead Road as it acts as a 'funnel' for villages and towns to · ..the north, south and west, looking to access the M25 and routes into London. This will be seriously exacerbated by traffic turning onto the site without a designated turning lane at the planned T junction or traffic trying to get off the site with 5 other access points and a bus stop nearby, together with a layby on the west side and parking on the east side of the A4251 immediately to the south of the proposed junction.

Highway safety - Accidents are a regular feature of this part of the A4251 where traffic is either decelerating or accelerating to or from the short 40mph section which begins at the point where the access road is already planned.

No changes are planned to the 40mph designation.

Yes / No

* **Yes**

* **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

Title

Kings Langley

ID

EGS14476

Person ID

1171463

Full Name

Kings Langely & District Residents Association

Organisation Details	Kings Langley and District Residents association
Agent ID	1270673
Agent Full Name	Jed Griffiths MA DipTP FRTPI
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	<p>20. KL&DRA refers the Borough Council to the detailed comments on each of these sites, which were set out in its Issues and Options response to the Borough Council, including a formal objection to the allocation of Rectory Farm for development. Despite the planning permission on an area at the southern end of the site, KL&DRA sees no reason to change its mind .</p> <p>21. In the current Local Plan, the whole of the Rectory Farm site is within the Green Belt. The Borough Council's justification for the development of the rest of the site is underpinned by a number of background reports, principally the Green Belt and Rural Area Topic Paper. Chapter 4 of the Topic Paper lists the documents which together form the Green Belt evidence base. KL&DRA notes that, since the Issues and Options consultation of 2017, the key reports have been reviewed and updated.</p> <p>22. In the conclusions to the Topic Paper (Chapter 7), the Borough Council considers that its approach to the Green Belt is consistent with the principles set out in the NPPF 2019. Detailed assessments of land availability, and the Dacorum Urban Capacity Study, have shown that approximately 63% of the Borough's housing needs can be met within existing urban areas. Thus, the remainder can only be found on greenfield sites, all of which (with the exception of a small area beyond Tring) are in the Green Belt.</p> <p>23. Since the 2017 Issues and Options consultation, the Borough Council commissioned a Site Assessment Study from the town planning consultants AECOM - the Study was published in January 2020, and is a key part of the evidence base for the emerging Local Plan. KL&DRA has studied the assessments of the sites in Kings Langley, which are found in Volume 3, part 2.8 of the Study. For Rectory Farm (Site 97), it is concluded that the site is potentially suitable for allocation, but with major constraints. It is also noted that the site is located within the Green Belt.</p> <p>24. Despite the conclusions of the Site Assessment Study, KL&DRA does not accept that there is a convincing case for the release of the Rectory Farm site from the Green Belt. Its removal would be contrary to the basic principles of the Green Belt as set out in the NPPF 2019. The fundamental aim of Green Belt Policy is to keep land permanently open; the essential characteristics of Green Belt are their openness and their permanence (NPPF, paragraph 133). Undeniably, the Rectory Farm site is a very open feature in the landscape setting of the village.</p> <p>25. The five purposes of the Green Belt are set out in paragraph 134 of the NPPF and have been thoroughly analysed against the sub-areas of the Borough and the sites which have been promoted and allocated in the draft Strategy. In</p>

respect of the Rectory Farm site, the most important of the five purposes is "to prevent neighbouring towns from merging into one another". KL&DRA considers this site is extremely important in its fulfilment of the function, in terms of its location in the development corridor running from the northern edge of Watford through to Tring. Within the gap between Watford and Hemel Hempstead, Kings Langley is one of a number of distinctive smaller settlements where local separation helps to prevent the merging of the main towns.

26. More locally, KL&DRA would stress the importance of the Rectory Farm land as part of the gap between Kings Langley and Nash Mills, on the southern edge of Hemel Hempstead. Despite the presence of the railway overbridge, the Green Belt here performs a key role in maintaining the identity of Kings Langley and the areas to the north.

27. The detailed boundaries of the site KL02 are shown on Map 49 of the Allocations section of the Growth Strategy, together with notes on site-specific requirements. These have clearly been informed by the updates to the evidence base, in particular the Green Belt Review Stage 3 and the Landscape Sensitivity Study (Arup, August 2020), and the above-mentioned Greenfield Site Assessment Study (AECOM, January 2020). KL&DRA notes the stepped approach as described in Figure 3.1 of the Stage 3 Green Belt Review, Step 2 of which considered the boundaries around the main settlements in the Borough:

28. Table 4.1 of the Stage 3 Review shows that a total of 34 sites in the Borough were assessed, including Rectory Farm, listed as site 97. Three other sites at Kings Langley were reviewed - Hill Farm (site 89), Land North of Coniston Road (site 94), and Wayside Farm (site 99). To the north, Shendish Manor and Fairfields (site 82) was also assessed. The Green Belt boundary reviews were also informed by the parallel Landscape Sensitivity Study, the results of which are summarised in Table 5.1 of the Green Belt Review. Of the 32 sites assessed across the Borough, only three are considered to have low landscape sensitivity to change, one of which is Rectory Farm.

29. The key findings of the Green Belt Review are set out, by settlement, in Chapter 6, which concludes that only the Rectory Farm site is proposed for allocation in the Local Plan (see map at Figure 6.1). Details are shown on the Settlement Pro Forma for Kings Langley (Appendix B, page 46). KL&DRA profoundly disagrees with this recommendation, for the reasons which are set out below:

30. KL&DRA has studied the detailed results of the assessment for Rectory Farm (site 97), in Appendix A (pp.62/63) of the Stage 3 Green Belt Review. In the first stage of the analysis, if the site were to be retained in the Green Belt, it is noted that the eastern, western, and southern boundaries are easily recognisable and likely to be permanent. KL&DRA strongly supports this conclusion, a point which was stressed in its response to the Issues and Options consultation in 2017.

31. In the second stage of the analysis, if the site were to be released for development, the southern boundary, on the corner of Rectory Lane and Gade Valley Close, is considered to be readily recognisable. In view of the planning permission for housing on the area of the former farm buildings, this part of the assessment is largely academic. KL&DRA considers that a new and defensible Green Belt boundary could be achieved by a landscape screen at the northern edge of the new development.

32. The northern boundary of Site 97 was not considered to be defensible by the consultants. In response, KL&DRA draws attention to the fact that the area beyond is occupied by the Kings Langley football club pitches, which are

appropriate uses in the Green Belt. In terms of the Green Belt purposes, Rectory Farm together with the playing fields forms part of a tongue of open land which penetrates the built up area. It is an intrinsic part of the character of the village and its surroundings.

33. As noted above, the findings of the Stage 3 Green Belt Review were informed by the parallel Landscape Sensitivity Study. KL&DRA notes the assessment methodology and criteria, plus the criteria, thresholds and definitions for the evaluation of landscape susceptibility and sensitivity which were used in the analysis of each of the land parcels.

34. The assessment of the Rectory Farm site (Parcel 97) is at Part 7 of the Study (pp.171-176). It is assessed as having "neighbourhood" landscape value, for a number of reasons, in terms of its "relatively-fragmented" condition and its proximity to the "arterial" road and an area of 20th century housing. The community farm is mentioned but is no more. Nevertheless, the fact that the area forms a backdrop to the Grand Union Canal, creating visual amenity value for a wider audience, is mentioned. KL&DRA considers that this aspect has been severely underplayed by the consultants.

35. In terms of its landscape susceptibility, the parcel is given a low-moderate score. Again, KL&DRA considers the urban influences to be overstated. The degraded landscape and clutter attributed to the community farm will no longer be a factor when that part of the site has been redeveloped. Although the Grand Union Canal area is recognised as a positive element, no account has been taken of the contribution to landscape character of the area to the east of the canal, which is within Three Rivers District.

36. In KL&DRA's considered opinion, the low overall assessment of landscape sensitivity does not fully recognise the strategic value of the site and its contribution to the green corridor described by the River Gade and the Grand Union Canal. No mention is made of the ecological value of the areas adjacent to the Canal, and its role as a wildlife corridor. These are fundamental omissions. The landscape guidance for the site is welcome in principle, however, and contains recommendations for the enhancement of the area which could be implemented without releasing it from the Green Belt.

37. This is not the first time that the Borough Council has proposed to allocate the Rectory Farm site for housing. The site was rejected on the basis of a very substantial erosion to the Green Belt by the 2002 Inspector's report into the Dacorum Local Plan 1991-2011. The following extracts from the report are highly relevant:

"Although the new housing would not be any closer to Hemel Hempstead than the existing houses on Coniston Road it would nevertheless reduce the limited area of open land between the two settlements. I consider, therefore, that development of the land would lead not only to a significant expansion of built development, but it would also contribute towards the merging of Kings Langley and Hemel Hempstead contrary to the main purposes of the Green Belt." The Inspector added: "I do not consider that the undertaking of additional landscaping and/or the provision of public open space would outweigh then harm to the Green Belt."

"Whilst it would be no closer to Hemel Hempstead than any other housing on the western slopes of the valley it would extend the built-up area on the valley floor well beyond the existing development on the opposite side of the canal. "In my view, therefore, it would result in a very substantial erosion of the important wedge of green space between Hemel Hempstead and Kings Langley contrary to the well-established aims of the Green Belt. I am also concerned that development of this site would erode the vulnerable green wedge between the development on the opposite side of the canal in Three Rivers District and the housing on the western side of the A4251 in Kings Langley.11

"In reaching this conclusion, I have taken account of the fact that Rectory Farm would be well-located in terms of its accessibility to local bus routes, schools and shops in the village centre. However, in the light of its impact on the Green belt, on the character of the area and on the capacity of the local infrastructure, I am not satisfied that it would constitute a more sustainable location than any of the other greenfield housing proposal sites .11

38. Since the report was issued, nothing has changed in 20 years apart from the planning permission on part of the site. Arguably this has removed some of the negative impacts on the landscape and provides opportunities for enhancement. For the reasons set out above, KL&DRA objects to the proposed allocation at Rectory Farm and its removal from the Green Belt. A more in-depth appraisal is likely to identify alternative sites across the Borough, which would reduce the need for Green Belt releases. No further consideration of Green Belt releases should be made until a robust appraisal of all previously developed land has been undertaken across the Borough.

Conclusion

39. The Borough Council is urged to withdraw this proposal and to re-consider its strategy for Kings Langley in consultation with local stakeholders and Three Rivers District Council.

Yes / No

* **Yes**

* **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

[KLDRA.png](#)

Title

Kings Langley

ID

EGS14654

Person ID

1270733

Full Name

MISS CASSANDRA LANGHAM

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

Proposals and Sites Kings Langley comment	Growth Area KL02: Land at Rectory Farm I oppose any building on Rectory Farm. This area and others like it are important to the people of Kings Langley. It is a major part of the town and utilising it as a farm and recreational walking area has been exactly the reason I enjoy living here. Without it the town would be spoiled.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS14655
Person ID	1158923
Full Name	Mr Colin Riddle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	Growth Area KL02: Land at Rectory Farm I'm writing to object to the proposed development on Green Belt land. This proposed development would erode the vulnerable green space between the development on the opposite side of the canal, and the housing on the western side of the A4251 in Kings Langley. A Green Belt purpose is to preserve the setting and special character of historic towns. Kings Langley is a Historic Town, dating back to the 12th century. Kings Langley is swamped by too much traffic. The A4251 is well know in the area for

traffic accidents, cars, large lorries go through at speed with nothing to slow them down. Parking here is insufficient already. This land should be opened up along the Canal to enhance biodiversity for Kings Langley, residents. Green Belt land is Green Belt for a purpose not for greedy people to develop, it should be there for future generations to enjoy. Not ruin for ever. There are brownfield areas that few would object to being developed for houses. Leave Kings Langley alone.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS14723

Person ID 1270754

Full Name JAMES CANNON

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites Kings
Langley comment**

Growth Area KL02: Land at Rectory Farm

Preventing neighbouring towns merging into one another, the rectory farm site would dramatically reduce the space between Kings Langley and Apsley/Hemel Hempstead to an unacceptable level.

The site has been deliberately neglected for 30 years with the sole purpose that it will be developed as brownfield.

Kings Langley is a historic village and as such the character of historic towns must be preserved.

Traffic will also be an issue and road safety through the village and on primrose hill will be a concern.

Yes / No

* Yes

* No

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS14959

Person ID 1207224

Full Name Chris Padley

Organisation Details Environment Agency

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

Yes

**Proposals and Sites Kings
Langley comment**

Please note that a Sequential test and a level 2 Strategic Flood Risk Assessment (SFRA) will need to be carried out for any site allocations that have flood risk **before we would consider the local plan sound.**

Our detailed comments are provided below, following the general order of the topics presented in the draft local plan document. Where we wish to see policies strengthened we have outlined the additional content we would like included. **While waste water capacity has been mentioned, it will need to be embedded within plan policies for us to find the plan sound.** Major development should be required to demonstrate that there is adequate capacity for local water supply. The subject of water resources and supply needs to be embedded as much as possible within any development plan.

Wherever green infrastructure is mentioned we would like to see this changed to 'green and blue infrastructure' to recognise the importance of the interconnectivity of the green and blue network.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS14998

Person ID 1207224

Full Name Chris Padley

Organisation Details Environment Agency

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

**Proposals and Sites Kings
Langley comment**

We are pleased to see that no development will take place within the flood zones. The wording states the river here is the Bulbourne but it is the Gade in this location.

Any development within 8 meters of a main river will require a Flood Risk Activity Permit from the Environment Agency.

A minimum of 10m buffer zone between the River Gade and any built environment (except tow path if present) which could form part of the biodiversity net gain requirement. There should be no lightspill above 2 lux. The development should protect and enhance the chalk stream priority habitat. A WFD assessment will be required to be submitted as part of any application.

Yes / No
* **Yes**

* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS15223
Person ID	1161834
Full Name	Mr Keith Sheffield
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>I am very concerned about the prospect of development on the Green Belt element of Rectory Farm. Kings Langley is an historic village with its own identity and community spirit. Losing the buffer between Apsley and the Village, both along the Canal and the main road, would totally change the character of the place and its identity.</p> <p>The addition of a further 125+ homes, in addition to those already planned for the brown field part of the farm, could mean a further 300+ vehicles plus delivery and service vehicles using the local roads. This would lead to higher levels of pollution and traffic congestion. There are already 'pinch points' at the Home Park and M25 roundabouts and, during normal times, long tail backs to the village. The already greatly increased traffic from large developments at Apsley and Nash Mills, plus this proposed use of Green Belt, will make things even worse environmentally and healthwise. It would go completely against one of the reasons for Green Belt being introduced in the first place.</p> <p>The increase in local population, if permission were given for these additional homes, would increase the population by 300+ thus putting extra pressure on the already strained local services, local schools and surgeries where it is already difficult to get an appointment.</p> <p>The site in question is home to a range of animals and birds because of the wild open space and canalside. This is very therapeutic and contributes to the wellbeing of the local people. This area should be protected and fulfil one of the the purposes of Green Belt.</p>

Green Belt was introduced for several reasons and development on the Green Belt at Rectory Farm would go totally against all of them.

Yes / No
* **Yes**
* **No**

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS15392

Person ID 1271256

Full Name Paule Kiddle

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

**Proposals and Sites Kings
Langley comment**

Please submit my comments against the proposal to build on Rectory Farm Land in Kings Langley and two attachments: (1) My Consultation Comments Form (2) Hand written copy of my comments regarding the above proposal.

The proposal to build 145 homes on Green Belt land will have a devastating impact on existing village boundaries that currently prevent Kings Langley merging into other settlements such as Abbots Langley and Nash Mills.

A planning Inspector found. " The new housing would not be any closer to Hemel Hempstead than the existing Coniston Road, it would nevertheless reduce the limited area of open land between the two settlements ". He did not consider the undertaking of additional landscaping to be a serious option to consider for the reduction of land.

Covid restrictions have highlighted the need for people of all ages to enjoy the fundamental right to find places of peace and reflection, to walk, jog, cycle or sit quietly to appreciate beautiful countryside, are all necessary activities to enhance the individual's well being and mental health. We must protect Green Belt spaces for the benefit of the whole community.

Important to consider the construction for more than 200 dwellings along Home Park Mill Link Road, Station Road and Primrose Hill which is now nearing completion. The cumulative impact of these constructions upon `Rectory Farm` proposals will massively increase traffic, parking issues, public transport, thus placing a further burden on the infrastructure of Kings Langley village, not to mention a huge impact on local schools having to accommodate an increased number of pupils and the additional demands on the provision of Health requirements for the whole of the community in Kings Langley.

Questions to ask regarding this proposal.

(1) Is the development of Rectory Farm going to enhance the life of the community in Kings Langley village, it`s infrastructure and the existing wealth of it`s beautiful countryside?

(2) Contrary to all Green Belt legislation, since 2002 we have already accommodated 3,500 dwellings. Should the government grab further Green Belt land?

Government targets overlook the long term consequences of the fundamental needs of a community to live, travel and enjoy the environment in a safe uncrowded vibrant society. Rectory Farm was once run by dedicated volunteers who ran a thriving project providing fresh food produce for local people and businesses, thus fulfilling the needs of the Kings Langley community.

The sole aim of all buildings should be to improve the environment for the community and to enhance their individual well being.

I object strongly to the removal of this Green Belt land and the level of proposed expansion which is totally unacceptable.

Yes / No

* **Yes**

* **No**

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS15620

Person ID 1154177

Full Name Nikki Hamilton

Organisation Details Development Co-ordinator
Herts & Middlesex Badger Group

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	Kings Langley: Smaller site to the northwest, no issues Large site northeast, bats observed on site in/around buildings on southern part of site; good habitat for bio diversity (numerous species) - no badgers currently present but herd of resident roe deer whom residents are very fond of!
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS15660
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	Growth Area KL01 : Land adjacent to Coniston road Recognised ecology sites within Site - NO Recognised sites adjacent/ close to site - No

Other features - Undeveloped land. Part of grass field with trees within and on boundary

Protected species - There maybe potential for nesting birds in trees: and roosting bats in mature trees if suitable roosting features are present.

Opportunities - Retain trees and hedgerows. Provide green corridor to adjacent habitats. Consider Biodiversity Net Gain measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates. If whole site or a significant area is lost to development, consider measurable biodiversity offsetting to mitigate for loss of semi-natural habitats.

Biodiversity Net Gain (BNG) - Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric 2.0 or subsequent versions thereof

Ecological sensitivity - Low as considered unlikely to have ecologically significant habitats. Avoid light spill on adjacent trees / woody habitats.

Fundamental ecological constraint - None apparent. Ecological Appraisal may be required. Preliminary Roost Assessment may be required.

Yes / No

* Yes

* No

**Proposal & Sites Kings
Langley Other Sites
comment**

Included files

Title Kings Langley

ID EGS15661

Person ID 1207333

Full Name Growth Team

Organisation Details Growth team
Hertfordshire County Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes	
* No	
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>Recognised ecology sites within Site No.</p> <p>Recognised sites adjacent/ close to site Yes, adjacent to 'Grand Union Canal/River Gade' LWS.</p> <p>Other features Farm buildings and agricultural land / grassland. Boundary trees and small hedgerow within site.</p> <p>Protected species Badgers are known to be in the area. There may be potential for nesting birds in trees and roosting bats in mature trees and buildings if suitable roosting features are present; and reptiles in rough vegetation.</p> <p>Opportunities Retain trees and hedgerows. Provide green corridor on eastern boundary with canal. Consider Biodiversity Net Gain measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates. If whole site or a significant area is lost to development, consider measurable biodiversity offsetting to mitigate for loss of semi-natural habitats.</p> <p>Biodiversity Net Gain (BNG) Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric 2.0 or subsequent versions thereof.</p> <p>Ecological sensitivity Low as considered unlikely to have habitats of ecological significance. Avoid light spill on adjacent trees / woody habitats.</p> <p>Fundamental ecological constraint None apparent. Ecological Appraisal may be required. Preliminary Roost Assessment may be required.</p>
Yes / No	
* Yes	
* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS15679

Person ID	333261
Full Name	Andrea Bartlett
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	<p>Growth Area KL02: Land at Rectory Farm</p> <p>I object to the proposed development at Rectory Farm because it is on Green belt land. The aims of Green belt are long established and are an important way to maintain a balance between human development and the natural world so that the former doesn't dominate the latter. In addition, we, and others in Kings Langley, have been limited in extending our own homes due to Green Belt restrictions and it would be unfair to simply disregard those existing rules in another part of the village.</p> <p>There are 4 main purposes of the Green belt which would be undermined by the proposed development at Rectory Farm:</p> <ol style="list-style-type: none"> 1 <u>Preventing neighbouring towns merging into one another</u> - the open land between Kings Langley and Nash Mills/Hemel Hempstead would be reduced and so would contribute to a merging of the two settlements. Once developed, there would be no going back. It is important to keep a clear line of distinction between the 2 2 <u>Checking the unrestricted sprawl of large built-up areas</u> - the development would extend the built-up area on the valley floor well beyond what already exists and is currently being developed, once again eroding the valuable clear line of distinction provided by the wedge of green space between the two settlements. The result would be an unrestricted sprawl, precisely what the Green belt rules are supposed to 3 <u>Assisting in safeguarding the countryside from encroachment</u> - the current site is by all accounts neglected and unmaintained land and so of poor visual quality. However, it is at least passive, quiet and empty, with low traffic movement. If it were to be developed as proposed, the noise, traffic movement and human activity would make it noisy, busy and significantly encroach on the open sense and the quiet between the two settlements. 4 <u>Preserving the setting and special character of historic towns</u> - Kings Langley is full of history and as such has a distinctive It is the site of a Royal Palace, a 12th Century church and a 13th Century priory. These are important heritage sites and as a historian I can say that it is very important that the original context of these sites is maintained as much as possible for them to be fully appreciated. The proposed development would increase the size of the village by almost 10%, potentially making the sites ever more remote from the original historical context. <p>In addition, anyone who lives in Kings Langley or Nash Mills knows that there are considerable traffic and parking issues in and between both settlements. Kings Langley High Street is often blocked, with queues to turn into it from many side</p>

streets. More traffic from new dwellings would only make the situation worse. The A4251(immediately south of the proposed development) is often busy from the traffic lights at the junction with Red Lion Lane (a road which is itself often difficult to drive, walk or cycle down due to overflow parkingfrom the Nash Mills Wharf development) into Kings Langley village and drivers are always speeding up in either direction on that part of the road. It would be madness to add an access junction into that part of the A4251from the proposed development - this would be anaccident waiting to happen.

Yes / No
* Yes
* No

Proposal & Sites Kings Langley Other Sites comment

Included files

Title Kings Langley

ID EGS15680

Person ID 1207333

Full Name Growth Team

Organisation Details Growth team
Hertfordshire County Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* Yes
* No

Proposals and Sites Kings Langley comment

Yes / No
* Yes
* No

Proposal & Sites Kings Langley Other Sites comment

Included files	
Title	Kings Langley
ID	EGS15681
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS15682
Person ID	1272799
Full Name	Mr David Peacock
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Kings Langley comment	This is <u>Green Belt</u> land open space between the physically separate <u>Village</u> of Kings Langley and the towns of Watford and Hemel Hempstead. Kings Langley is an historic village and cannot readily absorb substantial additions to its population without loss of its special character. Green Belt areas are the lungs of our crowded island we reduce them against the essential requirement to protect our environment and our own wellbeing.
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS15685
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	
Yes / No	

* Yes	
* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS15686
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	
* Yes	
* No	
Proposals and Sites Kings Langley comment	
Yes / No	
* Yes	
* No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	
Title	Kings Langley
ID	EGS15687
Person ID	1207333

Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Kings Langley comment	
Yes / No * Yes * No	
Proposal & Sites Kings Langley Other Sites comment	
Included files	

24 Bovingdon Proposals & Sites responses

Title	Bovingdon
ID	EGS72
Person ID	1253620
Full Name	John Howard
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS150
Person ID	1256842
Full Name	robert peters
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	Yes
Proposal & Sites Bovingdon Other Sites comment	<p>I beleive this would be a good addition to the local plan for either new energy efficent affordable housing or larger style houses on generous plots.</p> <p>[See attached JPEG for suggested sites red line boundary]</p> <p>The site has established use of a builders yard, scrap yard, travelling showpeople paraphernalia. It is about 6 acres in total area and about half of the land is of a hard standing ground with a few sheds, containers and scrap vehciles scattered all over the land.</p> <p>although this is classified as green belt area it does have houses already built to the front and the the sides of the land andsdas it is not wild or agricultural land or an area of outstanding natural bueaty i feel it should be in the plan.</p>
Included files	long lane.jpg (1)
Title	Bovingdon
ID	EGS219
Person ID	1258156
Full Name	Stephen West
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	GRANGE FARM Bv01

Whilst I agree with the theory behind allocating Grange Farm to some extent, I do have reservations regarding the site's feasibility and whether the allocation of the site as it stands in the current draft Plan can be justified. These concerns are as follows:

The "safeguarding" of land for a new School

The current draft cites no specific timescale for the installation of the proposed new school, nor does it provide any certainty that such a school will be provided in the 18 year plan period. A new school could cost around £10 million to build and yet there is no indication in the draft Plan regarding when these funds might be available. I believe that Dacorum should investigate in depth (and publish its findings) how long it may be before the new school could realistically be built. According to some sources: The Villager (edited by Gary Cullum, Bovingdon resident), the school might not be built for 18 years. Thus, if the "safeguarded" land is to lie unused for a lengthy period of time, then how can Dacorum justify the release of almost 10 hectares of Green Belt for just 150 homes? Further, the existing Academy is not at full capacity *and it is attended by children who live outside of the Bovingdon Neighbourhood area*. Some of these 'supply' areas outside of Bovingdon have their own Primary Schools which are under-subscribed. Bovingdon Academy is clearly a sought-after school, most likely due to it gaining an "outstanding" OFSTED rating (prior to becoming an Academy).

Provision of new homes in Bovingdon hand-in-hand with infrastructural improvements:

I whole-heartedly agree that Bovingdon should provide new homes as part of a contribution to the wider Dacorum area. However, I strongly believe that any provision of new homes should go hand-in-hand with the provision of tangible benefits to the existing residents (whether that be in Bovingdon or anywhere else). The draft Plan and the evidence base (a large part of which was carried out by AECOM) does not cater for the specific needs of Bovingdon. Rather than the provision of land for a new school, I would contend that Bovingdon has other, more pressing needs:

A meeting place for younger people

At present there is no purpose-built indoor meeting place for younger people to engage in clubs and societies or to use as a meeting place for social and recreational purposes. The existing facilities are piecemeal - they have not been designed specifically for young people. The existing facilities are as follows:

the football clubhouse and bar (only open on Match days and training days or for other adult functions)

the cricket clubhouse (closed for the majority of the year, other than summer season);

the Scout building (unuseable and condemned in 2016);

the Memorial Hall (used for a wide range of meetings and the monthly village market, so limited availability and not purpose-built)

None of these existing facilities provide a consistent fit-for-purpose location which caters for youth.

"Ripping the heart out of the village"

This sentiment that re-locating the school will cause detriment to the existing village centre on the High Street, has been voiced on the Bovingdon Facebook page. At present, the High Street is the bustling heart of the village. The majority of amenities are located on the High Street, which albeit congested at times, does bring vibrancy and life to the settlement

of Bovingdon. If the school was moved to Grange Farm, the reduction in footfall would have a detrimental effect on the existing shops, not to mention the cafe and the library.

The Under 14s Football Teams

There is currently insufficient space at the existing football club to cater for youth teams. The result is that the younger teams have to travel to Hemel Hempstead FC in order to play their matches.

Flooding

The junction at Green Lane and Ley Hill Road floods on a regular basis throughout the year. Every year, a portion of land on the Grange Farm site floods (there is a depression towards the centre of the site). The soils are clay-based and therefore run-off does represent a significant problem. According to the Grange Farm Master Plan which was posted through my front door (by Whitacre Ltd), their intention is to have a single flood alleviation area at the North-West corner of the site (adjacent to the known flood-risk area at the Green Lane / Ley Hill Rd. junction). Given that precipitation run-off will be exacerbated by the proposed 150 homes, I would challenge whether this single area set aside for flood alleviation is sufficient.

Traffic Conjestion on Green Lane

It has been suggested (on the Village Facebook page) that Green Lane has problems with congestion. As a [ADDRESS REMOVED] resident, I can categorically state that this suggestion is inaccurate and misleading. Yes, towards the bottom of Green Lane on the approach to the High Street, there is insufficient offroad parking and a bottleneck is present as a result. However, further up Green Lane, the only time that on-street parking can cause problems is on Match Days at the local football club (once or twice-weekly for three hours at most).

Traffic Congestion on the High Street

It is an absolute fact that the High Street is very busy and can be congested at times. There can be a lack of parking especially during school drop-off and collection times. **However, these busy times provide some of the character for the village and are the very reason that businesses are clustered on the High Street.** There are opportunities to relieve some of the congestion on the High Street without impacting upon the local economy, but these opportunities do not involve re-locating the school. **The lack of parking on the High Street does in fact encourage parents to walk their children to school.** If the school was re-located to Grange Farm, there may be a greater incidence of vehicular-use to carry out the school-runs, simply because the Grange Farm site is slightly further away from some populous parts of the village and the current pedestrian access is insufficient.

Pedestrian Access to the Proposed new School

The pavement along the Southern boundary of the Grange Farm site does not provide a continuous pedestrian access to the village. Adjacent to the Pond at the Village Green, the pavement simply stops, due to an old brick and flint wall containing a small red postbox. It would be necessary to either demolish this wall (and the traditional postbox) or move Green Lane over by 2 metres to the south, thus encroaching upon the Village Green - which is a protected site. On the other side of the Grange Farm site, the pedestrian access would be via Chesham Road (B4505). Chesham Road is the busiest road in the village as far as vehicular traffic is concerned. The pavement along Chesham Road is not 2 metres

wide along its entirety. Considering parents' children may be on scooters and bikes, Chesham Road does not represent a safe passage to school.

I do note from the Grange Farm Master Plan that their intention would be to "punch-through" a pedestrian access via Pembridge Close, a quiet cul-de-sac on the "Moody" housing estate. However, the ramification of this for existing residents would be that their quiet Cul-de-sac would become extremely busy during the school-run times. Practically speaking, there is no safe crossing point from Hyde Lane to Pembridge Road. At the very least, there would need to be a Zebra Crossing linking these two main residential areas together.

Community Infrastructure Levy

The constraints I have mentioned in relation to the proposed Grange Farm site can, in some instances, be overcome through infrastructural improvements (namely, flood alleviation measures and improved pedestrian routes). It is essential therefore that at least part of the CIL contribution made by the Grange Farm developers will be put towards these necessary improvements. However, given that the land 'safeguarded' for the school, once released from Greenbelt, will have an approximate value of around £7.5 million (£2.5 million per ha.), I must ask the question: "Will the Grange Farm Developer's contribution of land for a school negate their CIL liability in respect of the 150 homes?" If that is the case, then Bovington will not see any infrastructural benefits derived directly from the development of Grange Farm (save the new school, whose timescale, funding and installation is unknown). **The infrastructural benefits required to facilitate the vision at Grange Farm will have to be funded from elsewhere.**

The character of Green Lane

From the High Street to the Mouth of Louise Walk, the density of housing on both sides of Green Lane is relatively high. From Louise Walk onwards up to the Village Green, the housing density drops significantly. The lane has a low-density countryside through-road 'feel'. At the Village Green, the character of the road again changes, to open uninterrupted green countryside. As Green Lane turns north towards Chesham road there is a Nature Reserve on the left (run by the Boxmoor Trust) and the expansive fields at Grange Farm. It is clear that development of Grange Farm would impact upon the rural character of Green Lane. Considering that Affordable Homes must be "significantly more than 20% below market value", the proposal of 150 homes in what is currently a low-density area seems self-contradictory. In order to achieve lower cost housing, **you have to** increase the housing density and this would be incongruous with the character of Green Lane (certainly from the Village Green and beyond up to Ley Hill Road). The proposal itself represents a significant extension of the village boundary. This is especially relevant, given there are other more suitable "**in-fill**" sites available for development in the village.

MOLYNEUX AVENUE Bv02

Molyneux avenue has significant physical constraints:

The Reservoir - this is a run-off drainage reservoir, serving HMP The Mount area and the B4505. It is deep water (there is a sign-posted warning to this effect on-site) and it is steep-sided. Practically speaking, it represents a hazard to residents of the proposed development Bv02. At the very least, the reservoir would need a defensible perimeter fence

(as it currently has). Not only does the presence of the reservoir reduce the build-area available on-site, it also represents a visually unattractive feature which would no doubt reduce the market value of any homes built in close proximity.

Character of adjacent Housing

The Moody Estate to the South of Bv02 is of relatively high quality, having been built in the late 70's. However, the housing estate built originally for workers at HMP The Mount is showing some signs of deterioration (especially to the wooden facades). It is a fact that economic viability of the BV02 site will be impacted upon by the quality of surrounding homes. Not only that, but the presence of the prison itself will also negatively impact upon the economic viability of the site. Given that Molyneaux Ave. (LA6) was previously adopted in the last round of the Local Plan, I would ask, "Why has it not already come forward for development?".

Chesham Road and access to village centre

As mentioned already, Chesham Road is the busiest road in the village. Currently, there is no light-controlled pedestrian crossing point from BV02 to the village centre, other than via the junction at the top of the High Street close to Tesco Express. Thus, for children to walk to school safely (either to the existing Academy or to the newly proposed site), installation of a traffic-light controlled Chesham Road crossing close to the Hyde Lane junction would need to take place.

Lack of Community Amenities

As I have alluded to previously, I strongly believe that any development in Bovingdon (or elsewhere) should go hand in hand with improvements to infrastructure and / or amenities. The Bv02 proposal offers nothing more than 40 homes and an area of "Green Space". I do not consider this sufficient to justify the release of this land for development.

Yes / No
* **Yes**
* **No**

Yes

Proposal & Sites
Bovingdon Other Sites
comment

LAND AT FOX MEADOW, LOUISE WALK, BOVINGDON

(please see attached plan)

This site is ready, available and accessible; it is controlled by one land owner under a formal contract to one Developer, Thakeham Homes Ltd, a business-sector leader in zero-carbon developments.

Benefits of the site, in brief:

The site is nextdoor to existing sports amenities in the village of Bovingdon, namely the Tennis and Football Clubs. It has its own access via Louise Walk. It performs poorly in its function as Greenbelt and is part of the land considered appropriate for Greenbelt Boundary review (as per the 2019 Greenbelt Review). The site can offer 50 homes, (20 of which would be Affordable), a new purpose-built Scout Hall and a Junior Football pitch.

Error made by AECOM:

The evidence-base for the decision to exclude the Fox Meadow site from the draft Local Plan is faulty: Firstly, AECOM made a fundamental error in respect of the site boundary. AECOM omitted 20% of the proposed build-area and failed to acknowledge that the access via Louise Walk **does indeed supply the entire site**. The correct red line plan of the site is attached - please compare it to the incorrect plan published by AECOM.

Further, the AECOM report failed to acknowledge formal written submissions made by the landowner to Dacorum in May 2018, that the site could either cater for 70 homes, or be scaled down to 50 homes (but with the provision of significant community benefits, namely a Scout Hall and 2 acres of land for public use).

The landowner's 2018 proposal for 50 homes was in recognition that the southern field (approx 0.93 hectares) represented an extension of the village boundary. Further, that by reducing the proposed development to 50 homes, the impact upon local road networks would be diminished. By setting aside the Southern-most field for "green" community amenities the site provides an easily defensible revised Greenbelt Boundary.

COMMUNITY BENEFITS

Contrary to the report by AECOM, the site at Fox Meadow will provide significant and much-needed community amenities:

1. **A purpose-built Scout Hut:** the current Scout Hut in Bovingdon was condemned in 2016 and since then, the Scouts, Cubs and Beavers have been renting the Memorial Hall. Whilst, the Memorial Hall has provided a temporary home for the Scouts, it is not purpose-built and has very limited outside space. Further, the Memorial Hall is located on the already-congested High Street. Given the Fox Meadow site's proximity to existing Sports clubs, there is an opportunity to create a new community hub through the provision of the Scout Hut. The Scout Hut would be given to the 1st Bovingdon Scouts' Association and would offer them a means to generate future income by renting the building out for other community uses / clubs. The Scouts would also have access to approximately 2 acres of land and public footpaths into the countryside.

2. **Provision of a new Junior Sports Club:** The under 14s Bovingdon Teams do not have dedicated pitch, meaning that they have to travel down to Hemel Hempstead FC in order to play matches. The Southern Field at Fox Meadow will provide a home for the Youth teams and maintain the "green" characteristic of the land.

3. A public footpath at the Southern end of the site will provide **enhanced pedestrian access** to and from the site, linking with Chipperfield Road and The Village Green.

4. **Extra Parking** - adjacent to the proposed Scout Hut, there will be parking provision for approximately 40 vehicles (including disabled parking spots). The extra parking will alleviate the problems with on-street parking on Football Match days, which occurs on Green Lane.

5. **Reduced traffic Congestion in the High Street** - as mentioned before the Scouts (and several other community clubs) meet regularly at the Memorial Hall. The new Scout Hut will provide an alternative location for these clubs and societies (to be controlled and managed by the Scouting Association), thus reducing the traffic flow on the High Street.

6. The site offers a small and location-appropriate contribution to the overall Housing requirements across Dacorum, including 20 affordable homes.

ACCESS

Louise Walk stables already have utilities of electricity, water and drainage installed. Vehicular access to the Fox Meadow site would be via Louise Walk, which is controlled by one land owner (and includes the verges on both sides). The existing tarmacked road will require little amendment in order to meet Highway Standards for the supply of 50 dwellings. A pavement will be installed that links in with the existing pavement on the south side of Green Lane. There is a Public Footpath almost directly opposite the mouth of Louise Walk (known locally as the Cinder Track) which links to the central residential areas in the village. Thus, residents could walk to the village centre via both Hyde Lane and Green Lane.

Impact upon Local Residents

There will be many positive effects on the local community in creating a new recreational hub and open green space for residents. The proposals are aimed at younger age groups, which are poorly catered-for in the village.

The site is set back from Green Lane and is bordered on one side by the Sports Clubs. The proposed revision of the Greenbelt Boundary will align with the existing residential estates of Yew Tree Drive and Austins Mead. The proposed development will not impact upon the existing visual character of Green Lane and the proposed housing density would match the densities already existing on Green Lane in the section from the High Street to the mouth of Louise Walk.

Again, given that the site is set back from Green Lane and there are only three homes on Louise Walk itself, it could be argued that the construction phase would have very limited impact upon local residents, in respect of noise, visual pollution and construction traffic.

Overall, I strongly believe that development of Greenbelt land can only be justified when there are **exceptional circumstances**. Bovingdon has no purpose-built indoor facilities for youth. The Scouts are desperate for a place to call their own. The football club provides an essential service for the youth of Bovingdon and actively brings young people into sport, promoting good health, and yet, the junior facilities are insufficient. In my view, the site at Fox Meadow provides much needed benefits and its allocation in the Local Plan would be wholly justified.

Included files	RED LINE PLAN of LAND AT FOX MEADOW, LOUISE WALK, BOVINGDON.docx
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Title	Bovingdon
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ID	EGS391
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Person ID	1260058
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Full Name	Redbourn Parish Council
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Organisation Details

Agent ID	1260042
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Agent Full Name	David Mitchell
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Agent Organisation	Redbourn Parish Council
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Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	No
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS489
Person ID	1258240
Full Name	Adele Giles
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	

Included files	
Title	Bovingdon
ID	EGS518
Person ID	1207090
Full Name	Land Department
Organisation Details	British Pipelines Agency
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>maps showing the area we affect, please note these are for guidance only and do not provide details of the pipelines and how they may affect any key future developments. (map received but not made public due to sensitive data)</p> <p>The list of Affected are as follows:</p> <p>The Rest of Hemel Hempstead Maylands Two Waters North Hemel Hempstead Kings Langley Bovingdon Tring</p> <p>In these area's listed above BPA and Fina will need to be consulted as we may affect any new Key Developments.</p> <p>List of Not Affected Areas:</p> <p>Berkhamstead Hemel Hempstead Town Centre Markyate</p>
Yes / No * Yes	

* No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS669
Person ID	1261122
Full Name	Mark Slade
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS963
Person ID	1261556
Full Name	Gabriel Davies
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	Yes
Proposal & Sites Bovingdon Other Sites comment	<p>I have been reading up on the proposed building sites in the Bovingdon area, mainly the 'Land off Louise Walk, Bovingdon'.</p> <p>I believe that the proposed building plan on this spot of land would be essential to the growth of Bovingdon. Not only is it an ideal location to build on but also has many plans that would greatly benefit the community in Bovingdon. When it comes to the community of Bovingdon, we would benefit greatly from the new scout hut proposed in this plan. I have never been the scouts or used it's community facility but as a local I know how in need they are. This building site would allow for better scout/community facilities for our locals and their children. It is with the children in mind and the youth of Bovingdon that this is an necessity for Bovingdon community.</p> <p>In addition to this the sports pitch for the public and Bovingdon football club is a great way of keeping Bovingdon as a fresh and exciting place both for the adults and the youth of the village.</p> <p>Currently the football club facilities are growing old and dirty just like those for the scouts. This again would be an incredible benefit to Bovingdon.</p> <p>Finally I believe that the actual location of this build site is the best and least disruptive out of the three proposed sites. This is clear as it is far enough away from any of the main roads so it would cause minimum disruption when being built. The idea of sustainable and affordable homes is greatly needed in Bovingdon. Not only for our local environment but also for the people living here. Affordable housing is exactly what the village needs and this is truly the best place proposed for this to happen on.</p>
Included files	
Title	Bovingdon
ID	EGS1061
Person ID	1261675
Full Name	MR CLIVE WHEATLEY

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>Thanks for the pamphlet with the above title (Dacorum Local Plan 2020 to 2038). Referring to page 18, regarding the proposed development at Grange Farm Bovingdon.</p> <p>First the elevation of the field is higher than the majority of the properties on the Moody Estate. Since 21st December 2019 there has been flooding in this field on nine separate occasions and I have photographic evidence on every time that this has happened.</p> <p>The photos I have sent to you by email happened on the 29th January 2021 and the water was there for 5 days. These are the dates when the flooding occurred.</p> <p>21-12-2019 16-01-2020, 17-02-2020, 01-03-2020, 16-11-2020, 28-12-2020, 15-01-2021, 22-01-2021, 29-01-2021.</p>
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	C WHEATLEY 1.jpg C WHEATLEY PIC 2.jpg C WHEATLEY PICS.pdf
Title	Bovingdon
ID	EGS1122
Person ID	1261172
Full Name	Barry Morris
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	GRANGE FARM SITE This is Green Belt land and as such should NOT be used for building houses or nursing homes on. Why has the Bovingdon Airfield site never been suggested for future building. It is only used for the once weekly market (which can find another site somewhere to operate from) and from time to time filming. Both of these contribute very little to the local economy or has no benefit to the local community. To build a major developement like this on green belt land will totally destroy the countryside in this area of the Chilterns, which is designated an area of OUTSTANDING NATURAL BEAUTY!
Yes / No * Yes * No	Yes
Proposal & Sites Bovingdon Other Sites comment	Bovingdon Airfield 45 hectares of unused and mostly scrub land.
Included files	
Title	Bovingdon
ID	EGS1133
Person ID	1261781
Full Name	Stephen & Joanna Brooks
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Bovingdon comment	As a new resident since November-20 on (address removed), we are extremely disappointed to learn of these plans. We therefore strongly object to the development of Grange Farm. This is on the grounds of: 1) Risk of structural damage / subsidence to our property (due to the high clay content of the soil), caused by the associated digging relating to this planned development . NB: This was highlighted as a potential risk during the searches conducted when purchasing our property.
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS1134
Person ID	1261781
Full Name	Stephen & Joanna Brooks
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	2) Disruption to the open space and quiet location at the bottom of our garden.
Yes / No * Yes * No	

Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS1135
Person ID	1261781
Full Name	Stephen & Joanna Brooks
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	3) Constant noise and light pollution from the development into our property.
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS1136
Person ID	1261781
Full Name	Stephen & Joanna Brooks
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	4) Disruption to the wildlife living in the area
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS1138
Person ID	1261781
Full Name	Stephen & Joanna Brooks
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	In summary, these plans present both a financial and health & safety risk to us and therefore object strongly. We trust that these objections will be noted as part of the consultation process. We look forward to hearing from you.
Yes / No * Yes	

* No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS1175
Person ID	1143779
Full Name	Ms Julia Marshall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>BV01 - Although I don't generally support the removal of land from the greenbelt, I support the development of this site for a maximum of 150 homes, as it is definitely the best of the original sites proposed (Duck Hall Farm, Homefield, Louise Walk). It has the best links to the main trunk road between Chesham and Hemel Hempstead, thus avoids the need to travel along the High Street. The site is surrounded by roads, which give it ease of access and also create a defensible barrier to further encroachment on the greenbelt. The existing hedgerows and trees screen it from the roads and from the existing Moody estate; these need to be retained. A footpath and cycleway can be easily created to link this development with the centre of the village and the plan to relocate the school to his site is very sensible. This would ameliorate the traffic issues in the High Street and give much needed recreational and sports space for the school, whilst creating a much safer access for children attending the school. Development of this site will also be an opportunity to combat the flooding issues that occur frequently at the junction of Green Lane and Ley Hill Road.</p> <p>BV02 - 40 homes is acceptable on this site, but in addition to this there needs to be a safe crossing point created to enable residents of this development and the Prison Estate to access the High Street, Bovingdon Green and the Brickworks Nature Reserve. The Chesham Road is a busy road with insufficient pavements and only one crossing point.</p>
Yes / No * Yes * No	No

Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS1227
Person ID	1261918
Full Name	Susan Miller
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>Bv 01 Grange Farm</p> <p>The School should not be removed to the village fringe but should remain in the High Street within the heart of the community. Removal will be detrimental to village retail and we will lose some shops. 2 pre school nurseries are in the High Street so convenient for multi ages families with prams/pushchairs. We will lose our library if the school is moved. Land allocated for a new school could be used for multi purpose sports centre and allotments.</p> <p>Traffic on Green Lane is currently reduced to single lane in part, a school will exacerbate the problem. The flooding at the Chesham Road/Leyhill Road junction is becoming worse each year, the measures implemented by Highways are ineffective - could this corner of the site be allowed to flood and become a wildlife area? The few trees and hedges on the site should be retained and the roads and houses built around them. New footpaths should connect to the Moody Estate in as many places as possible to allow foot and cycle access to the High Street.</p> <p>Bv02 Chesham Road</p> <p>Footpaths connecting to Mitchell Close and then onto High Street to lessen traffic. The reservoir to be a wildlife area with a safe access path around.</p>
Yes / No * Yes * No	

Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS1295
Person ID	1259116
Full Name	Tring in Transition (TinT)
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS1545
Person ID	1253872
Full Name	Georgia Huelamo
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS1682
Person ID	1165136
Full Name	Mr & Mrs J.D Battye
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	Yes

Proposal & Sites Bovingdon Other Sites comment	Notwithstanding what follows, why are there no proposals to use Bovingdon Airfield for housing? (v.SP10.SA p.54)(DM 40,41) This offers a previously built derelict environment(19.22) which should be considered before the virgin Green Belt sites at Tring, Berkhamsted and even Bovingdon itself. NPPF(2019) at para.138 specifically requires that previously developed sites are considered before new Green Belt land. Why are new transport links being proposed elsewhere to justify development when a similar provision would overcome one of the supposed limitations of Bovingdon? The potential loss of employment at the BFI site in Berkhamsted is not considered material; why should the loss of occasional film and television facilities at Bovingdon be a constraint?
Included files	
Title	Bovingdon
ID	EGS2176
Person ID	1262698
Full Name	Matt Williams
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	Growth Area Bv02 - The Lancaster Drive estate is desperate for new pedestrian access to the village centre. Since the Prison Service removed our use of the prison perimeter path, there is no sensible, safe pedestrian access out of the Lancaster Drive estate. The pavement on Chesham Road is in a poor state, floods regularly and is very dangerous with traffic typically not obeying the speed limit until they are forced to slow down by the mini-roundabout. I would strongly urge planners to make improved access between Lancaster Drive and Hyde Lane a key priority. This issue affects 60 households.
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	

Title	Bovingdon
ID	EGS2231
Person ID	1262755
Full Name	Karen Johnson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	No
Proposal & Sites Bovingdon Other Sites comment	
Included files	

Title	Bovingdon
ID	EGS2437
Person ID	1227518
Full Name	Mr John LOWRIE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	No

* No	
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS2459
Person ID	1262981
Full Name	Chris Mabley
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon

ID	EGS2480
Person ID	1263028
Full Name	jennifer summerfield
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>Grange Farm.</p> <p>If, as stated, Bovingdon has to build 240 new homes overall, this site is ideal. The site is in a very good location for residents to safely walk, cycle, drive to the shops in Bovingdon High Street, Bovingdon Green, and the cricket, tennis and football clubs.</p> <p>The site is easily assessed from both Chesham Road and Green Lane and as there are no houses along that whole stretch of Green Lane the noise and disturbance of the construction to the surrounding area will be minimal (compared to other sites that are being offered for consideration).</p> <p>Most importantly the Grange Farm proposal includes provision for a new primary school and a public open space.</p>
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS2828
Person ID	1263206

Full Name	Andrew Farrow
Organisation Details	Great Gaddesden Parish Council
Agent ID	1253616
Agent Full Name	Andrew Farrow
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS3004
Person ID	1258924
Full Name	Natalia Maghdoori
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	

Yes / No * Yes * No	No
Proposal & Sites Bovingdon Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development</p>
Included files	
Title	Bovingdon
ID	EGS3095
Person ID	1263499
Full Name	Mrs Angela Burgin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	No
Proposal & Sites Bovingdon Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development</p>

Included files	
Title	Bovingdon
ID	EGS3113
Person ID	1261485
Full Name	Douglas Adams
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	Yes
Proposal & Sites Bovingdon Other Sites comment	Surplus brownfield office space.
Included files	
Title	Bovingdon
ID	EGS3244
Person ID	1263566
Full Name	Frances Read
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS3462
Person ID	1263124
Full Name	Andrew Criddle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	

Included files	
Title	Bovingdon
ID	EGS3641
Person ID	1145631
Full Name	Mr Alastair Greene
Organisation Details	Clerk Little Gaddesden Parish Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS3760
Person ID	1263921
Full Name	sarah diehl
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS4155
Person ID	1264275
Full Name	Maureen West
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>Bv01 - GRANGE FARM</p> <p>The Grange Farm site takes a large, prominently-located chunk of Greenbelt land, effectively extending the village envelope. Grange Farm is in a very rural and 'green' countryside area - it would significantly degrade the character of this area. The offer of land for a school is not an immediate (or even medium-term) community benefit. The current junior school, Bovingdon Academy, is not at capacity and it even offers places to children who live in other areas. Hertfordshire County Council does not have funding to build a new school and is unlikely to do so in the foreseeable future.</p>
Yes / No	Yes

* Yes	
* No	
Proposal & Sites Bovingdon Other Sites comment	<p>LAND AT FOX MEADOW, LOUISE WALK, BOVINGDON (plan attached)</p> <p>The Louise Walk site put forward for consideration was misrepresented in the analysis presented by the consultants to the Dacorum Planning Department. The most glaringly obvious mistakes concern an omission of a large part of the site and an alleged lack of access. The Fox Meadow site has an existing access road and space to improve sightlines to Green Lane. I disagree with the assertion made by the consultants (AECOM) that the site could only cater for 24 homes. How did they arrive at this conclusion? The Molyneux Avenue / Chesham Road site is the same size (yet has many more physical constraints than Fox Meadow) but was assessed as being able to cater for 40 homes. There does not appear to be any robust logic behind the Fox Meadow assessment.</p> <p>Development of this site would, with little effect on the village envelope, provide some 50 homes of varying size, catering for a variety of needs from the elderly, through to individuals and families. Twenty of those homes would be affordable and managed by a housing association.</p> <p>In addition, this site would provide much-needed community facilities at an early date and not dependent upon outside funding. These would include a scout/community hall and a junior sports pitch, ideally located next to the existing village football and tennis clubs. The proposed location of these community facilities offers immediate access to the local footpath system.</p> <p>I request that the Fox Meadow site at Louise Walk is re-appraised and that its benefits are appreciated.</p>
Included files	RED LINE PLAN of LAND AT FOX MEADOW, LOUISE WALK, BOVINGDON.docx (1)
Title	Bovingdon
ID	EGS4407
Person ID	1264330
Full Name	Danielle West
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Bovingdon comment	GRANGE FARM - Bv01

I have received the Grange Farm Master Plan document from Whiteacre Ltd, which sets out their proposals for Grange Farm. One of these proposals is for a specialist elderly residential care unit. Bovingdon recently had a supervised residential housing unit built on the old Renault Garage site - now called Mountbatton House. There are also other elderly residential housing units in Bovingdon. I do not agree with the Grange Farm proposal to provide yet another residential unit for the elderly, when there are already at least 36 such units within a 6-mile radius of the village centre. Why are our children always forgotten? I do not believe that Bovingdon should become a "retirement village" given its proximity to London. Instead, we should maintain the vibrancy and youthfulness of the village by providing facilities which cater for all. As it stands, Bovingdon does not have sufficient community facilities which can bring children and young families together. Although I understand the need for more housing (and especially affordable housing) in the village, I cannot understand the justification for releasing almost 10 hectares of Greenbelt land and massively extending the village boundary, when there is no certainty of a new school in the short or medium-term. In truth, a new school will cost around £10-£12 million and it could be 20 years before we, as residents, see it built.

MOLYNEUX AVENUE - Bv02

This site was already put forward for development in the last cycle of the Local Plan. It has not yet come forward and has been re-assessed as suitable for 40 dwellings (a drop of 33% since the last assessment). There are clearly physical constraints associated with this site and practical issues for those that might live there (i.e. the Drainage reservoir and the lack of safe pedestrian access to the village centre). The site offers no community benefits, other than the proposed 40 homes (of which only 16 would be categorised as 'affordable').

Yes / No
* Yes
* No

Yes

**Proposal & Sites
Bovingdon Other Sites
comment**

LAND AT FOX MEADOW, LOUISE WALK, BOVINGDON (plan attached)

I am the sole landowner of the site at Fox Meadow which includes the access Louise Walk. I am astounded that the current draft version of the Local Plan has overlooked my site, given that it is the **only** site in Bovingdon which will provide short-term and much needed community amenities.

I am even more astounded that AECOM made such significant errors in relation to my site's boundaries, when carrying out their assessment. **The AECOM assessment is faulty and should be re-examined.** Please see the attached Plan which clearly shows the correct red-line boundary and please note that this Plan had been submitted to Dacorum in 2018 (prior to the AECOM assessment). The knock-on effect of AECOM's mistake meant that the site was not assessed in its entirety and an unnecessary doubt was cast over the vehicular access. As landowner, I can state, without hesitation, that my site does have suitable road access and can cater for more than 24 homes. My proposed build-area is more than 1.6 hectares and at the Dacorum-recommended density of 35 homes per hectare, can easily cater for 50 homes.

In 2018, I formally submitted a written proposal that the land at Fox Meadow provide 50 homes and set aside 2+ acres of land for public use (0.93 ha.), including the provision of a Scout Hall. The provision of the Scout Hall was written into

my formal contract with Thakeham Homes Ltd. two and a half years ago. My revised 2018 proposal was an acknowledgment that the 0.93 hectare field at the southern end of Fox Meadow did indeed represent an extension of the village boundary, if it was to be developed. Further, my suggested uses for this 0.93 hectares of land would maintain its 'green' character and yet provide much-needed community facilities. AECOM made no reference to my 2018 proposal, but instead criticised this part of the site as representing an extension to the village. Furthermore, AECOM indicated that the Fox Meadow site would not enhance local community facilities. I wholly disagree with this suggestion.

On the contrary, Fox Meadow will give the Local Scouts a permanent home which they control and can generate income from. Their current building was condemned in 2016 and at present they are in great need of a fit-for-purpose place to operate. The 0.93 hectare field would also provide a football pitch for the Junior Teams at the neighbouring football club (which they don't currently have). The southern site-area would also be accessible via the existing public footpaths, linking to Chipperfield Road and The Village Green.

As a Mother of three boys aged between five and thirteen, and as a resident in Bovingdon, I fully appreciate the need in Bovingdon for creating a place which can bring all ages together. My two elder sons would love to join the Scouts but refuse to do so because meetings are currently held at the Memorial Hall, which has little outside space and is quite frankly, unsuitable.

Creation of a new community hub which specifically caters for the younger generations will provide benefits for the wider community. The proposed Hall can be let out to other clubs and societies, thus benefiting all age-groups and providing a meeting place for local residents. The Fox Meadow proposal provides an alternative to the facilities on the High Street and would draw some of the congestion away from it.

Currently, and for the last 100 years at least, the Fox Meadow site has been privately owned and privately accessed. It cannot be seen from Green Lane and the well-established hedgrows provide for an easily defensible adjustment to the Greenbelt boundary. Indeed, the Greenbelt Review published by Dacorum in 2019, stated that part of the site at Fox Meadow provided little Greenbelt function and was suitable for boundary review. By setting aside the southern-most field for 'green' uses, the Greenbelt Boundary could easily be amended without detriment to the rural nature of the landscape. My proposal to build 50 homes will align with the existing housing estates at Yew Tree Drive and Austins Mead. Fox Meadow would represent an "in-fill" development, rather than an extension to the village.

So, my proposal will not only provide 50 homes, but also essential community facilities, sympathetic to the existing character of the land. Long-term, the land set aside for the Football Club and the Scouts can be registered as Community Assets and therefore be protected.

My family loves this village and has over 40 years' history of living here. My Father-in-law was a Parish Councillor for 24 years. At present, there is a complete lack of indoor facilities for young people. Despite my family's strong ties to the village, I would consider leaving the area in order to provide a more fulfilling childhood for my sons, unless things change.

Included files	RED LINE PLAN of LAND AT FOX MEADOW, LOUISE WALK, BOVINGDON.docx (2)
Title	Bovingdon

ID	EGS4469
Person ID	1160525
Full Name	Mr John Hislam
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	<p>The proposed development at Grange Farm is a prime example of planning footpath access at an early stage to allow residents to access the village centre more conveniently and safely. In this respect it must be noted that villagers try and avoid the pavements / paths along Chesham Road due to their narrowness and speed of traffic - especially heavy goods vehicles.</p> <p>Planning for this site will have to include all main services and a solution to the frequent flooding of Green Lane.</p>
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS4490
Person ID	1152624
Full Name	Vivien Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	<p>As part of the consultation for the present local plan Dacorum Council issued a document itemising the opportunities for housing development in the villages within the Dacorum area . The comment on Bovingdon stated that: -</p> <p>'Bovingdon has reached saturation point for housing development, for the following reasons</p> <ul style="list-style-type: none"> • There is traffic congestion in the High Street, with access to the few parking spaces regularly blocked by deliveries to the shops • The school is full with no room for expansion • There are few opportunities for work in the village so long traffic queues build up in Box Lane as people drive to work in Hemel Hempstead or to the station, <p>For these reasons infilling development in the village should be limited to 90 dwellings over the period'</p> <p>Since then, there has been no improvement in the infrastructure and infilling has resulted in many more additional homes being constructed, greatly increasing the traffic problems on the access roads to Bovingdon which are: -</p> <p>B4505 which leads to Box Moor and Hemel Hempstead and is the busiest B road in the county. Over the past 12 months this road has been frequently closed or had road restrictions.</p> <ul style="list-style-type: none"> • The road to Chesham which also carries the traffic to the Mount Prison • Chipperfield Road which is the route to Kings Langley and Watford <p>These roads were not designed to carry large volumes of traffic and there is a history of long hold-ups particularly on the B4505 at peak hours and frequently for repairs. At present the B4505 is closed for many weeks for repair. To avoid the congestion the traffic diverts down the minor lanes which are narrow and dangerous with few passing places</p> <p>The Green Belt was designed to protect the countryside from urban sprawl. Bovingdon was declared as a specified Development within the Green Belt in the 1970's. Substantial growth since then has taken place within the Green Belt boundary. Bovingdon has the least public recreational space in proportion to the population in the county. Further development would make this worse.</p> <p>There appear to be no specific proposals for Bovingdon in the Emerging Strategy for Growth documents other than on the Draft Proposals Map where two sites in the Green Belt, namely Molyneux Avenue and Grange Farm are indicated. I understand that there is a provisional figure of 60 homes on the Molyneux site and 150 homes on the Grange Farm site. This contravenes the statement in Parliament that building in the Green Belt will not be allowed. That brown field sites should be used in preference. Further to the levelling up agenda building should be away from the South East . If granted permission, these sites would be used as a precedent for a host of applications from owners of sites in the Green Belt on the outskirts of the village. There are many sites within the core of the village which have development planning permission which will satisfy current demand for the period of the new Local Plan.</p> <p>Services and infrastructure cannot absorb additional developments in the Green Belt</p>

Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS4492
Person ID	1165426
Full Name	Ronald Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	<p>As part of the consultation for the present local plan Dacorum Council issued a document itemising the opportunities for housing development in the villages within the Dacorum area . The comment on Bovingdon stated that: -</p> <p>'Bovingdon has reached saturation point for housing development, for the following reasons</p> <ul style="list-style-type: none"> • There is traffic congestion in the High Street, with access to the few parking spaces regularly blocked by deliveries to the shops • The school is full with no room for expansion • There are few opportunities for work in the village so long traffic queues build up in Box Lane as people drive to work in Hemel Hempstead or to the station, <p>For these reasons infilling development in the village should be limited to 90 dwellings over the period'</p> <p>Since then, there has been no improvement in the infrastructure and infilling has resulted in many more additional homes being constructed, greatly increasing the traffic problems on the access roads to Bovingdon which are: -</p> <p>B4505 which leads to Box Moor and Hemel Hempstead and is the busiest B road in the county. Over the past 12 months this road has been frequently closed or had road restrictions.</p>

- The road to Chesham which also carries the traffic to the Mount Prison
- Chipperfield Road which is the route to Kings Langley and Watford

These roads were not designed to carry large volumes of traffic and there is a history of long hold-ups particularly on the B4505 at peak hours and frequently for repairs. At present the B4505 is closed for many weeks for repair. To avoid the congestion the traffic diverts down the minor lanes which are narrow and dangerous with few passing places

The Green Belt was designed to protect the countryside from urban sprawl. Bovingdon was declared as a specified Development within the Green Belt in the 1970's. Substantial growth since then has taken place within the Green Belt boundary. Bovingdon has the least public recreational space in proportion to the population in the county. Further development would make this worse.

There appear to be no specific proposals for Bovingdon in the Emerging Strategy for Growth documents other than on the Draft Proposals Map where two sites in the Green Belt, namely Molyneux Avenue and Grange Farm are indicated. I understand that there is a provisional figure of 60 homes on the Molyneux site and 150 homes on the Grange Farm site. This contravenes the statement in Parliament that building in the Green Belt will not be allowed. That brown field sites should be used in preference. Further to the levelling up agenda building should be away from the South East . If granted permission, these sites would be used as a precedent for a host of applications from owners of sites in the Green Belt on the outskirts of the village. There are many sites within the core of the village which have development planning permission which will satisfy current demand for the period of the new Local Plan.

Services and infrastructure cannot absorb additional developments in the Green Belt

Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS4546
Person ID	1261836
Full Name	Richard Sutton
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	No
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS4772
Person ID	1264263
Full Name	Peter Sillwood
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p><u>Objections to the proposed plan relating to the Bovingdon proposal for site “Growth Area Bv01: Grange Farm”</u> Included in this proposal is a new public right of way and access / egress to the proposed new housing estate via Pembridge Close:</p> <p>1. Opening up Pembridge Close</p> <p>The proposal intends to open up an existing established Cul de sac in favour of Public throughfare access specifically to justify the proposal.</p>

I have an established easement over the proposed opening up points in Pembridge Close at the point where the development proposal seeks to create a new public right of way throughfare to Pembridge Close.

I enjoy the right to park vehicles on the privately owned land, immediately to the front of my property, spanning the full width of the proposed new opening up, spanning from my boundary to my neighbour opposite.

There is no, and has never been any, access or public right of way access through Pembridge Close.

The proposed opening up point in Pembridge Close has always been privately owned land. The land has remained un-maintained by others in excess of 20 years. The public highway and public right of way ends in line with the building line of No 18 Pembridge Close, my house No 20 Pembridge Close sits wholly outside the Public highway boundary. Consequently, there is no and never has been a throughfare or public access in front of my house.

The Cul de sac was specifically designed and laid out as no public / vehicular through access and approved by DBC as such.

If a singular point of access and the proposed public right of way is formed to serve 150 new homes and 80 care bed homes in its proposed location, it would be blocked wholly by my vehicles whilst I use the parking in front of my house therefore preventing its proper and proposed use. Should the access way be constructed, it would prevent me from enjoying the established easement I currently enjoy (i.e. parking safely in front of my property) which would constitute a loss to myself and future owners of my home.

The easement I enjoy has been established for the last 31 years by myself and the previous homeowners, as was confirmed in writing by the previous owners of no 20 Pembridge Close during the conveyancing process.

The easement I enjoy has never been in contention nor contest within a 31 year period. I have maintained the hardstand in high order and re-surfaced the hardstanding at my own expense to keep it in good order for the specific purpose of allowing myself and visitors to my property exclusive parking directly in front of my property. The loss of parking will impact me directly as a result of the loss of easement and specifically because of the proposed opening up works and public throughfare proposed in Pembridge Close as shown in the current Grange Farm proposal plan.

The proposed singular point of access via Pembridge Close is less than 2.5 metres away from my front door. General public will access the foot path directly from the front of my property. The proposal assumes my existing boundary will be used to form one side of the proposed alley way access opening it up to public interaction which has not previously existed and constitutes a loss of privacy and potentially restricts future unhindered access to my property.

During a public meeting held at Bovingdon Memorial hall in 2018, the Dacorum local plan was discussed, specifically relating to the proposal at Grange Farm. I raised a question with the Chair regarding the potential for future proposed access to the new estate via Pembridge Close, I was expressly assured that any future proposals would not consider access through Pembridge Close. This is clearly not the case.

Shortly after the public meeting The Developers representative Mr Paul Phipps (Director) of White Acre made an unannounced visit to my home. He approached my wife (5th Jan 2018), to sound out if we would be amenable to selling part of our back garden back to Grange Farm for access to the new development.

Background context: The entrance to Grange Farm via Pembridge Close has been closed off with a gate since the original Moody Estate development was built.

Existing access arrangements (specific easement to allow Grange Farm a right of way to carry out periodic farming activity relating to farm vehicles and livestock) was expressly and exclusively intended for the benefit of the owner of Grange farm to enable them to carry out their main farming activity. Infrequent and periodic access was intended to be used for the benefit of the working farm, as a temporary alternative access to enable farming activity as laid out in the original Moody Estate access plan. Access arrangements to Grange Farm were never intended to provide an open and unhindered public right of way through Pembridge Close or indeed frequent access to Grange Farm land.

The existing gated access at the boundary with Pembridge Close and Grange Farm, as far as I reasonably know, has not been used in over 10 years for the easement purpose as there has been no need for Grange Farm to access Pembridge Close under the terms of the easement. Grange Farm latterly constructed a new access road leading from Green Lane to serve its regular purpose which negated the original easement purpose. The original easement relating to the farm and purpose of that easement was to allow occasional alternative access as may be required when the main original access could not be used for some considerable time. It was not intended to give a public right of way to any party at inception or in future.

Grange Farm previously sold an entire section of land bordering the existing Moody Estate, which extended the entire border with the Moody Estate. The exception to this was a limited access point allowing for restricted farm access into Pembridge Close. In selling the land Grange farm took a tangible benefit and gave up the access rights they previously had. Selling the land essentially removed the potential for legitimate access from Grange Farm onto the existing Moody Estate. Grange Farm placed restrictive covenants over future development of the land they sold, ensuring homeowners could not develop the land in future without written consent from Grange Farm. Part of the disposal of the land parcels was an agreement that was subject to all the land bordering the existing estate, not individual sections, albeit the land was sold as individual parcels but essentially was a wholesale disposal subject to wholesale agreement of various parties. In my instance, and several others, the parcel of land sold by Grange Farm incorporated existing access potential to the farm. This was knowingly disposed of at the time of sale and therefore Grange Farm willingly gave up any future access benefit that previous access provided to the farm. This was in the knowledge that the only remaining access to which Grange Farm had any potential use for was via a Cul De Sac, requiring crossing of privately owned land bordering the remaining access and materially changing Pembridge Close in to a throughfare.

In my instance, the loss of road access from the disposal of the land was subject to change of use, from vehicular farm access to private garden and subject to planning consent, duly completed.

During Mr Philips unannounced visit to my home, he expressed an interest in re-obtaining part of the previously disposed of land, at the rear of my property, with the express intention of future access to the Grange Farm site. My wife did not enter into a discussion and was non-committal due to the general and unannounced nature of Mr Phillips visit and lack of specific detail provided by Mr Phillips.

Mr Phillips said he “would be back in touch regarding any future proposals”. We therefore awaited further communication for Mr Phillips as had been intimated.

There has been no further communication since that date with any representative from White Acre.

I was made aware of the proposed opening up of Pembridge Close and new public right of way via the circular posted through our door recently, which is very poor form indeed considering the potential impact it has on residents of Pembridge Close.

The current proposals attempt to ride roughshod over the rights of existing homeowners, the original principles of the Moody plan for the original estate and at the expense of existing residents. The proposal makes no consideration for existing residents and the existing Cul de sac and seeks to impede existing rights and specific benefits of existing residents purely to justify and benefit the proposed Grange Farm development scheme.

The proposed introduction to open up Pembridge Close as a public right of way and throughfare, via an interconnecting alley way, unnecessarily introduces an inevitable increased risk of burglary, opportunistic crime and anti-social behaviour, all due to the unnecessary opening up of a Cul De Sac for public through access.

Levels of crime in Pembridge Close have been and are currently very low. The introduction of a public throughfare may directly impact the potential for opportunistic crime as a direct result of the proposal. This is an unacceptable risk however small and, in my opinion, has not been duly considered in the proposal.

Various sources ranging from police to neighbourhood watch strongly suggest that security is compromised due to the increased risk of opportunistic crime, burglary and antisocial behaviour. Furthermore, these increase disproportionately where availability of access and escape are made easier and where access is opened up through a street allowing unhindered public access where none existed before, particularly when an alley way is present in close proximity to houses. More worryingly, the presence of an alley way and throughfare make properties in close proximity more often targeted.

The proposal intends to create a direct and intentional link between the two areas purely to justify the proposed development via the intended new throughfare. This unnecessarily introduces a new level of risk to properties in Pembridge Close which simply does not currently exist and can be avoided wholly through proper planning and provision of the new development.

The proposed opening up and introduction of the public right of way is borne by the existing homeowners and residents of Pembridge Close and is of no benefit to these residents. It is purely for the exclusive benefit of the proposed Grange Farm development in an attempt to justify the proposed development.

The circular we received tries to imply that opening up Pembridge Close as a public through access will be a benefit insofar as access will be possible to residents of Pembridge Close and the surrounding area via a singular access point to a new amenity space on the Grange Farm development. This is simply not the case. Grange Farm proposed development does not offer the residents of Pembridge Close or the surrounding area any benefit that does not currently exist or could not be accessed easily within the existing village. The amenity space is purely to justify the new development.

Opening up Pembridge Close as a throughfare negates any possible claimed benefit the developer can make as it creates a disproportionate loss to the existing residents and increases risk of crime as a direct result of the proposal which is unacceptable. The amount of throughfare planned in the proposed scheme was simply not designed into the

original Moody plan and constitutes material change to the existing layout which is unacceptable due to the loss of a Cul de sac.

The proposal lacks imagination and provides little to no tangible benefit to the wider community, instead it looks to make use of already overburdened infrastructure to justify the development, particularly regarding both vehicular and foot access. It relies on existing infrastructure to support the proposal and assumes the use of existing infrastructure / footpaths are viable, suitable and fully accessible without improvement for the proposed extra demand. The proposal seeks to take the easiest and least cost route for the developer at the expense of existing residents, providing little to no tangible benefit to existing residents resulting from the proposal.

Potential benefit could be provided from a modicum of imaginative planning, without creating material change to existing and surrounding developments and how they are used.

Modernising and upgrading existing infrastructure to cope with increased demand without affecting the layout of the existing estate would be more amenable than piggy backing on the existing infrastructure and materially changing the existing estate roads and how they are used.

The proposal only considers benefit to justify the development of Grange Farm veiled thinly with provision of benefit to the wider community, including foot paths, very limited cycle ways and access routes onsite, but in fact the scheme ignores the surrounding area to its obvious detriment and undue impact to existing residents.

2. Use of existing infrastructure and accessibility:

Foot paths must be adequate and safe for pedestrians to use freely and allow pushchairs to traverse safely and with ease and be capable of supporting future peak demand.

The accessible location of the village seems to be a key bullet point highlighted in the information leaflet as being 800m from the village. In so far as this may be tenuously correct, the reality is the 800m statement applies from the proposed develop boundary and assumes access via a new singular access point created to open up Pembridge Close utilising existing foot paths for all residents of the new estate to access one singular point in the High Street. In reality there are far more obvious routes already to the villages that are no further away from the village than the proposed route. Moreover, existing direct routes that could be utilised to transition people to and from the village have far fewer impacts on existing residents and may actually provide a benefit to the wider community by their adaptation to meet the increased demand the proposal makes. Footpaths on the Moody Estate are regularly and systematically observed to be blocked by residents parking motor vehicles on the foot paths, essentially due to the outdated provisions of the various original estates which make up Bovingdon and the natural increase in vehicle ownership over many years as Bovingdon has expanded. Many households have multiple cars and insufficient space to park the vehicles on their own property. This can be observed on a daily basis throughout the Moody Estate and outlying areas, it is simply not viable for all vehicles to park fully and safely on the road without causing obstruction to the public highway, therefore they naturally park where they can, causing obstruction and preventing unhindered pedestrian access. Every day these issues occur and only increase out of normal working hours where more family members are at home at any given time.

The proposal assumes the existing issues with footpaths do not exist or indeed the problem will not increase over time. This is not realistic or a true reflection of the existing infrastructure or how it is used in reality or for the assumption that the existing foot path network between the proposed development site and the village are fit for purpose.

Historic street surveys carried out during normal working hours cannot be relied on to take into account the unprecedented situation that the worldwide pandemic has introduced on top of the existing issue with car parking.

The recent increase in people working from home, due to the worldwide pandemic is likely to be a permanent change in the way people work and interact locally.

The scheme proports to provide benefit to local existing residents but fails to address real life issue and concerns the extensive development of the Grange Farm site will inevitably bring if it proceeds.

Additional objections to the development:

3. Access and Highways:

The proposal lacks appropriate vehicle access to / from the site commensurate with the proposed size of additional development of Bovingdon Village.

The proposal intends to use the existing minor road network leading from Grange Farm onto Green Lane, accessing Ley Hill Road at the junction of Green Lane and in turn accessing the main Chesham Road from Ley Hill Road.

Chesham Road (B4505) is one of the busiest roads in Hertfordshire (source Highways Agency.) The proposal scheme assumes that a considerable number of motor vehicles will be able to access the new site and will be able to do so safely and without impeding existing local traffic.

Existing, light traffic using Ley Hill Road and Green Lane often queue to get onto Chesham Road. Vehicles regularly back up past the junction with Green Lane. The proposal does not consider the substantial increase in vehicles accessing the site and the potential safety and traffic issues this will introduce as a result of the current plan.

The Chesham Road is known to be a speeding area entering and leaving Bovingdon, hence the frequency of police traffic enforcement visits to the layby close to the junction with Hyde Lane. The scheme does not attempt to remedy this or provide bespoke access to the proposed new estate.

The junction of Chesham Road and Ley Hill Road is designated a 40mph speed limit. Ley Hill Road is a minor road meeting with a major junction of one of the busiest roads in Hertfordshire. However, the proposed scheme fails to recognise this fact or address any of the potential issue the new estate will bring.

Ley Hill Road services several industrial units locally and as such attracts many heavy goods vehicle movements during the course of the day, accessing various industrial units located in Ley Hill road and the surrounding areas.

The proposed introduction of hundreds of additional vehicle movements on a daily basis does not appear to have been appropriately considered in the proposed access plan for the Grange Farm site. There appears to be a lack of imagination relating to access generally to the site by use of existing arrangements, with a general attitude to use any existing access possible, and a total disregard for improving access to the surrounding area. There appears to be no attempt to introduce

tangible benefit to the local highways infrastructure to minimise the impact of a major development such as is included in this proposal.

The scheme does not seek to improve the existing road infrastructure to resolve the existing issues both vehicular and otherwise for Bovingdon residents.

The proposal does not attempt to address the potential regarding significant road layout improvements to the Chesham Road nor provide a dedicated and improved access / egress from the development site that allows safe access and slows the traffic using the Chesham Road. For example, a 278 works to construct a new road layout incorporating a roundabout. This would provide direct and unfettered access to / from the proposed development and provide suitable control measures for the existing traffic on the Chesham Road. This would also ease the hundreds of additional vehicle movements the development will create per day which will exacerbate local traffic issues and potentially impede through traffic on one of Hertfordshire's busiest roads, introducing potential safety issues which currently do not exist.

4. Landscaping:

This proposal will create loss of Green Belt, loss of biodiversity and loss of land for foraging for endangered species such as Barn owls, bats, badgers, Great Crested newts, swifts and other birds, wildlife and invertebrates which can currently be observed locally in and around the proposed development site.

The site currently provides an important environmental green corridor between Bovingdon and the outlying areas for wildlife access, foraging etc. The proposed scheme removes a key green corridor and does not provide suitable alternative habitat to compensate for the loss of a green belt corridor in favour of a landscaped development capable only of supporting limited biodiversity.

5. Drainage improvements:

The site is known to flood which is well documented. Development of the land is proven to cause further issues and climate change.

6. Play Area:

The proposal highlights the addition of a play area immediately next to the existing Moody Estate development which is touted as a benefit to all Bovingdon residents.

The location is unimaginative and has the potential to cause further issues for Pembridge Close.

Bovingdon already has at least two underutilised play areas within very short walking distances from the centre of the village and these can be accessed easily by most residents.

The provision of another play area in Bovingdon is purely to justify the development of Grange Farm and has little benefit to most Bovingdon residents. The play area is limited benefit (if any) to existing residents of Bovingdon as there are already play areas in Bovingdon which are underutilised and within easy access of existing homes. Another play area is not necessary nor required.

The proposed play area has been indicated immediately next to the existing Moody development in line of sight with the proposed opening up of Pembridge Close.

Many residents would have to travel further from home to access the proposed play area rather than visit the existing underutilised facilities. This is counterproductive and further increases the potential for throughfare in Pembridge Close. This also encourages vehicles into the Moody Estate and Pembridge Close for parents attending the proposed play area with its primary wider access via Pembridge Close. This I object to strongly based on the potential nuisance it will cause by its location.

Due to the size of the development area and potential for antisocial behaviour associated with play areas after dark, I object to its planned location. The proposed opening up works merely add to the risk of antisocial behaviour, the risk of opportunistic crime and are not consistent with a safe play environment.

7. In Conclusion

The development makes bold claims about benefits for all Bovingdon residents and its sustainable nature. In reality nothing is more sustainable than green belt farmland. The scheme provides very little to no tangible benefit for the average Bovingdon resident now or in the future despite its claims to the contrary.

The proposed scheme detracts from the existing village setting and directly as a result creates problems that otherwise would not exist. In reality the development proposals are unimaginative and uninspiring for many Bovingdon residents, particularly those who will be severely and adversely affected by the proposed development in its current proposal.

Yes / No * Yes * No	No
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS4828
Person ID	1264505
Full Name	andrew foskett
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	Yes

* No	
Proposals and Sites Bovingdon comment	<p>Re: Grange Farm Development.</p> <p>1. The developer is claiming this development will fix the flooding issues around the village and the field when built. If this turns out to be incorrect will the developer then be held responsible to carry out any further works needed to rectify these issues.</p> <p>2. The proposed footpath through Pembridge Close will attract a lot more people who will use this as a short cut through the Moody Estate, this will have an impact on the safety of people living here, we have no strangers walking /hanging around the close at present, where we have small children playing outside. My concern also is the foot path could allow people to observe the houses for future crimes / break ins etc.</p> <p>3 While I do not object to a recreation play area being built, I do object to the location being right next to the end houses in Pembridge Close, there is enough space to locate the play area elsewhere, the current recreation ground in Bovingdon suffers from youths hanging around causing problems in the evenings and this proposed play area will attract the same sort of issues. The residents of Pembridge Close should not have to put up with this.</p> <p>I trust that the above objections will be taken fully into account in determining this application.</p>
Yes / No * Yes * No	No
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS5240
Person ID	1264608
Full Name	Nicola Beadle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	No

* Yes	
* No	
Proposals and Sites Bovingdon comment	
Yes / No	
* Yes	
* No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS5309
Person ID	1264532
Full Name	Robert Clarke
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	No
* Yes	
* No	
Proposals and Sites Bovingdon comment	
Yes / No	
* Yes	
* No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	

Title	Bovingdon
ID	EGS5361
Person ID	1262731
Full Name	Julie Battersby
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	The consultation has been too short for me to fully consider and respond to the site specific issues in the Bovingdon proposal
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS5404
Person ID	1263101
Full Name	Richard Hall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	No

* Yes	
* No	
Proposals and Sites Bovingdon comment	
Yes / No	
* Yes	
* No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS5515
Person ID	1264647
Full Name	Richard Burnell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	No
* Yes	
* No	
Proposals and Sites Bovingdon comment	
Yes / No	
* Yes	
* No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	

Title	Bovingdon
ID	EGS5552
Person ID	1264048
Full Name	Alison Fraser
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>Both sites will add to the already very congested High Street. I have been told that a new school at Grange Farm (which would free up land for a car park on the High Street to reduce congestion) has no realistic prospect of materialising. Therefore, the new developments will not provide any offset on the local infrastructure only add to it. It is very misleading to state otherwise.</p> <p>There is no associated promise to build a safe walking and cycling route to Hemel Hempstead Station, which is about 2 miles away. This has previously been mooted as needing to be provided as a benefit to the village; to offset the negative impact of housing development.</p> <p>The proposed Grange Farm development is next to Boxmoor Trust land. When I went on a tour with the Boxmoor Trust 18 months ago, the man said that it is their most diverse site and has some rare butterflies. I wonder what rare species Grange Farm has. We often hear owls at night. Building at Grange Farm will impact on wildlife and is why brownfield sites throughout Dacorum must be exhausted before Green field and Green belt land is used.</p>
Yes / No * Yes * No	No
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS5574
Person ID	1264491

Full Name	Paul Wade
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS5742
Person ID	1263239
Full Name	Robert Farrer
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	The elephant in the room as regards the Bovingdon site is the massive disused airfield to the north of the village. This former American bomber base is no longer active for aircraft (with exception of a few hobby microlight pilots). The runways are occasionally used as market places, but this large area has massive potential for development without encroaching

on Green Belt land. Only 5% of the area is occupied by The Mount Prison and there is easy access by road to both Hemel and Chesham.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Bovingdon Other Sites
comment

Included files

Title Bovingdon

ID EGS5789

Person ID 1144878

Full Name Mr Peter Moore

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No No
* **Yes**
* **No**

Proposals and Sites
Bovingdon comment

Yes / No
* **Yes**
* **No**

Proposal & Sites
Bovingdon Other Sites
comment

Included files

Title Bovingdon

ID	EGS5914
Person ID	1264752
Full Name	Chris Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS5950
Person ID	1262737
Full Name	Andrew Cassels
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No

Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS6142
Person ID	1264817
Full Name	John Bain
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>With regard to both the Molyneaux Avenue and Chesham Road sites, these both have the advantage of allowing access from Chesham Road and the Chesham Road end of Green Lane, so will hopefully avoid adding too much to the existing problems of traffic and congestion on the High Street and at the High Street end of Green Lane.</p> <p>Overall, this plan seems a sensible solution to the need for new housing without having an excessive impact on the character of the village.</p>
Yes / No * Yes * No	No
Proposal & Sites Bovingdon Other Sites comment	

Included files	
Title	Bovingdon
ID	EGS6172
Person ID	1144698
Full Name	Mrs Joanne Bain
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>Both Bv01 and Bv02 provide housing for the village away from it's already congested centre which is important. Bovingdon village infrastructure is currently at breaking point and its core - around the High Street, its Conservation Area and the land centred around the Ryder Memorial at the junction of the High Street and Green Lane - is already too congested.</p> <p>Using the land of the existing school in the High Street for parking and a greener, more community focused heart to the village would be a benefit to residents and shop owners alike - the school would benefit from modern buildings and facilities on the Bv01 site. Bv01 development also promises to tackle the drainage issues that have bugged Bovingdon for years, especially where Green Lane joins the Ley Hill Road.</p>
Yes / No * Yes * No	No
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS6284
Person ID	1264834
Full Name	Ilina Jha

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS6420
Person ID	1264750
Full Name	Neil Joyce
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes	

* No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS6637
Person ID	1265007
Full Name	Duncan Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS6829
Person ID	1265036
Full Name	Tom Burrows
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS6886
Person ID	1262718
Full Name	Clare Norton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	As chair of the Housing working group for Bovingdon's Neighbourhood Plan, I support the Grange Farm development as one of the better options for development in Bovingdon in line with the NPPF formula. However, it is a great shame that to achieve this, we must compromise and lose Green Belt land. Grange Farm is enclosed by a road and so further encroachment on the Green Belt would be unlikely, especially as the site borders a Nature Reserve which would limit future further bleed into the Green Belt.

The Molyneux Avenue site density at 40 units is appropriate for the site given the rural location of Bovingdon and neighbouring residential developments. I would not recommend that Bovingdon can accommodate more higher density developments given the constrained infrastructure of the village. It is important that this site when developed has pedestrian access from the homes on the Lancaster Drive estate through to the village. It would also be important that the site offer some amenity space, allotments would be appropriate.

As residents of both these sites will egress onto Chesham Road within close proximity to each other, I would recommend careful thought is given to the highways solution, perhaps adding an additional roundabout onto Ley Hill Road and the Grange Farm development which would also serve to slow down the traffic as it enters from Whelpley Hill. Traffic generally does not slow to 30MPH until it reaches the Hyde Lane roundabout and I would like to see the opportunity taken to resolve this as developments are planned. I would also recommend that the pedestrian footpaths along this section of Chesham Road are widened and upgraded.

Yes / No * Yes * No	No
Proposal & Sites Bovingdon Other Sites comment	Having reviewed all the other sites promoted as part of the Call for Sites and which were presented to the Neighbourhood Plan consultation, I do not believe any of these sites are as suitable as the 2 proposed - Grange Farm and Molyneux Avenue. However, as Chair of 1st Bovingdon Scouts, we have been working with the developers of the Louise Walk site to include a new Scout Hut in this development. This would be a good outcome for scouting should any possibility of a replacement Scout Hut in the village centre fail.
Included files	
Title	Bovingdon
ID	EGS6991
Person ID	1265117
Full Name	Stephen Rawlins
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	Yes

* No	
Proposals and Sites Bovingdon comment	<p>Grange Farm is not a suitable or sustainable area for development. The size of the development would destroy the village feel of Bovingdon, turning it effectively into a small town.</p> <p>The developers' suggestion that people would walk from here to the centre of the village is clearly wrong as most people in the Moody estate - closer to the centre of the village - drive into the centre.</p> <p>The plan to resite the school from the centre of the village would completely destroy the heart of the village. Many of the local shops rely on passing trade from parents at school drop off and pick up.</p> <p>Moving the school to an outlying area would pretty much ensure everyone drove to it rather than walked to the school as many are able to do now.</p> <p>The village does not need a new school as the existing school is large enough for the people of the village, and takes in many children from outside the village, so providing a school for these children in Hemel Hempstead would be more appropriate.</p> <p>Village traffic is already at breaking point, particularly on a Saturday in the exact area the development is proposed, alongside Bovingdon market.</p>
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS7095
Person ID	1263561
Full Name	Alexander Bhinder
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	Yes

* No	
Proposals and Sites Bovingdon comment	Too late to elaborate.
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS7759
Person ID	1265791
Full Name	NATASHA & MARK FACCINI
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>We are writing as parents of a child who is a member of 1st Bovingdon Cub Scouts.</p> <p>We would like to see a draft allocation of land off Louise Walk, Green Lane as part of the local plan. We were impressed by the consideration that Thakeham have given the proposed allocation and in particular the provision of a new Scout hut.</p> <p>Our daughter has been in the Cubs for a few years and it has been such a shame that they have not been able to meet in the current Scout hut, due to its current state of disrepair. Despite the efforts of all within the Scouts (across all age groups), it still seems like rebuilding our current site is some years away. So we were really grateful to see that a Scout</p>

hut would be built and gifted to 1st Bovingdon. This really is wonderful and will have such benefits, such as creating a sense of belonging among all the Beavers, Cubs and Scouts.

Further, the whole development seems really well-thought out, particularly the ideas around sustainable homes and biodiversity.

As a family, we whole-heartedly support this proposed allocation. We understand that Bovingdon has been earmarked for new housing and we would like to see a development succeeding that has actually thought about both the community and the environment we live in.

Yes / No

* **Yes**

* **No**

**Proposal & Sites
Bovingdon Other Sites
comment**

Included files

Title Bovingdon

ID EGS7805

Person ID 1148738

Full Name Ian and Claire Field

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Yes

**Proposals and Sites
Bovingdon comment**

As mentioned in (23) the Grange Farm site in Bovingdon is also wholly inappropriate due to its positioning next to a Nature Reserve as well as dragging the village centre away from the High Street.

Yes / No

* **Yes**

* No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS8094
Person ID	1158180
Full Name	SUSAN ARUNDEL
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	<p>I have been a resident of (address removed) in Bovingdon for 38 years.</p> <p>Green Lane was a quiet country lane then and now is fairly busy in the morning /evening rush 'hours' and much busier in the daytime than it used to be. There is only one footpath for most of the lane which, in Covid times, causes people to walk in the road to pass others. I can foresee this becoming the norm as people are using Green Lane as the way to access the Green and the quiet country lanes and have become used to the exercise. IT IS DANGEROUS, especially as the 30 speed limit, (from the High Street to the right angle corner by the Green, is not adhered to and doesn't seem to be monitored by Police.</p> <p>With all this in mind, I feel that more traffic onto Green Lane would be even more noisy and also dangerous for pedestrians. Half of Green Lane is residential.</p> <p>According to the map on your website the other half is a MAIN ROAD WHICH BRANCHES OFF PAST THE GREEN AND PRESUMABLY GOES DOWN WATER LANE AND ONTO FLAUNDEN LANE BEFORE IT REACHES THE ROAD TO CHIPPERFIELD.</p> <p>All these roads are Lanes and cannot possibly be turned into a MAIN ROAD.</p> <p>All traffic will therefore travel down the residential part of Green Lane to the High Street. There will potentially be approximately 300 cars (from the houses at the Grange Farm site) and if the school is built there a lot more cars during school drop off pick up times as parents do not seem to walk their children to school nowadays. All of these cars will</p>

also congest the High Street even more which will affect the shops as it is difficult to park now without 300+ more cars. BOVINGDON HIGH STREET IS FULL UP!!

The school is fill up every year and that will cause even more problems with a lot more children from all these sites. Even if another school is built on the Grange farm site that will add even more traffic on Green Lane.

The infrastructure in this village is poor now (there have been two leaks outside my house under the footpath in the last few weeks, the telephone exchange in Hyde Lane is old and they struggle to find faults ...i have had faults for a year now ...12 engineers so far ...and others have got problems as well. The power is also dodgy and I have noticed that at meal times the power is lower than other times? It also cuts out occasionally.

Please do not ruin Green Lane with constant traffic and our lovely, but very busy,2 village.

Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	Developers have sent leaflets around the village with the potential 40 houses being built off Louise Walk which will also use Green Lane and the High Street .That is another potential 80 cars plus 80 Molyneux cars ...more cars in the High Street.
Included files	
Title	Bovingdon
ID	EGS8686
Person ID	1266693
Full Name	Ms Mel Cooper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	We would like to give our feedback to the current allocation known as LA6 in Dacorum's future plans. Our property backs onto the land in question and we are aware of the need for new homes but feel the development of this land for new homes is totally unsuitable and feel it would be better suited as a green space for Children and adults to use for health and wellbeing.

It currently has a large biodiversity of species - animals/insects that are there on a daily basis including birds, deers, foxes, rabbits/hares, field mice and shrews.

From dusk to late evening many Bats can be seen and heard they are all using this green space as part of there habitat and we also hear Owls.

It is wonderful to see and hear. We feel very strongly and think building on this land would greatly impact this wonderful space and therefore feel if something was to happen perhaps it could be currated into a beautiful wildlife green open space with seated areas, natural pathways for local residents to utilise and enjoy.

Building homes on this land would be a ecological nightmare.

We currently live close to The Mount prison and on some days its seems they cannot seem to accommodate the amount of vehicles visiting, therefore overflowing into our roads and along the main Molyneux Avenue, causing Pollution and lots of litter, similarly this happens when Bovingdon Market is open, congestion and the same parking issues along with littering, noise and pollution, along with the Film Industry using the adjacent land at Bovingdon Airfield in the last few years this has also impacted all of the above.

We are aware there is a sinkhole within the land and this has been filled many times and it still collapses hence the fencing currently surrounding it, noting danger.

Within this area of Bovingon there is no green space whatsoever for the residents along with their children to enjoy for our wellbeing, therefore this would seem like the perfect area to be enjoyed.

We would urge you to consider our views as this would directly effect our lives as we are on the boundary of this land and feel we like many of our neighbours this land is not suitable for new homes.

We also would like for you to note that there has been numerous people in the land and in all honesty it would be nice to be made aware of who they are and what they are actually doing when they come right up to our fence as we have children.

Yes / No

* **Yes**

* **No**

**Proposal & Sites
Bovingdon Other Sites
comment**

Included files

Title Bovingdon

ID EGS8713

Person ID 1207333

Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	<p><u>Children's Services</u>. The provision for a new primary school (totalling 3ha) within the allocation is not supported by the county A new school in the location is both undeliverable and unsustainable with the number of dwellings currently proposed within Bovingdon. The county council has a preference for schools of a size of at least 2fe, and the level of development within the village proposed is not of a sufficient size to provide a viable option of delivering even a 1fe new primary school. The county council would be unable to support this level of development in Bovingdon unless numbers are reduced to a total under 175 (inclusive of windfall and commitments) or increased to a sufficient number to make a new primary school financially viable and sustainable.</p> <p><u>Transport</u>. An agreed access strategy is suggested for this site, prior to submission, due to the scale, with connections through the site and identifying key access points for all mode types (access policy should be included once this has taken place) (we would likely not support an access from green Lane over Chesham Road).</p> <p>Wider transport policy should reflect settlement wide improvements to walking and cycling, including rights of way and accessing services/employment beyond the settlement Measures to maximise connectivity for sustainable modes to Hemel Hempstead should be identified. Bus stops are within recognised accessibility criteria, but bus service is only hourly and therefore it would be challenging for this site individually to improve a bus route.</p> <p>Growth Area Bv02: Chesham Road and Molyneaux Avenue</p> <p><u>Children's Services</u>. Only very limited bus services are available within recognised accessibility criteria. This site is not large enough to contribute to bus service improvements.</p>
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	

Title	Bovingdon
ID	EGS8835
Person ID	1158356
Full Name	Colin Blundel
Organisation Details	Planning Officer Chiltern Society
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	Yes
Proposal & Sites Bovingdon Other Sites comment	No specific sites, but a review should be undertaken in the urban areas to identify any buildings no longer in business use for conversion to residential use.
Included files	
Title	Bovingdon
ID	EGS9350
Person ID	1267365
Full Name	Mr Jont Cole
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	

* Yes	
* No	
Proposals and Sites Bovingdon comment	
Yes / No	
* Yes	
* No	
Proposal & Sites Bovingdon Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Bovingdon
ID	EGS10470
Person ID	1268450
Full Name	JOSEPH STOPPS
Organisation Details	DACORUM GREEN PARTY
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	No
* Yes	
* No	
Proposals and Sites Bovingdon comment	The plan already proposes over-expansion of Dacorum.
Yes / No	
* Yes	
* No	
Proposal & Sites Bovingdon Other Sites comment	

Included files	
Title	Bovingdon
ID	EGS10498
Person ID	869129
Full Name	Ms Ann Hetherington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS10602
Person ID	1268726
Full Name	DR ADRIENNE GARNER
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	I feel strongly that encroaching on Green Belt land for property development should not be considered. As I said early I believe there is going to be a move away from living in the SE.
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS10615
Person ID	369415
Full Name	Mr Dacorum EnvironmentalForum
Organisation Details	Chair Dacorum Environmental Forum Waste Group
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<ul style="list-style-type: none"> <i>Introduction to Proposals and Sites</i>

“24.1 The work on allocations is still evolving and we have reflected as much detail as we possibly can at this stage in the Plan. In particular, we have not been able to include all forms of proposals that might emerge in the settlements. We set out our current understanding of allocations in more detail in this 'Proposals and Sites' section of the plan

24.2 We are working towards incorporating a full list of allocations for the next stage of the Plan (Regulation 19). We will undertake this work in progressing discussions on individual development proposals with landowners and developers, our partners and other key stakeholders and through taking forward linked work on infrastructure requirements in the Infrastructure Delivery Plan.”

In other words, more sites could be added after close of consultation, and residents and concerned groups will not have had an opportunity to comment on these.

Yes / No
 * Yes
 * No

Proposal & Sites
Bovingdon Other Sites
comment

Included files

Title Bovingdon

ID EGS10674

Person ID 1268742

Full Name Ross Dorras

Organisation Details Group Scout Leader
 1st Bovingdon Scout Group

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes
 * No

Proposals and Sites
Bovingdon comment

Yes / No
 * Yes

Yes

* No	
Proposal & Sites Bovingdon Other Sites comment	<p>At 1st Bovingdon Scouts we support the scheme for land off Louise Walk promoted by Thakeham as it provides for the building off a new Scout HQ for 1st Bovingdon Scout Group. We would utilise this site with other groups in Bovingdon who also need the facilities. It is an excellent location close to the Football Club which also caters for younger people in Bovingdon, parents would have the ease of both locations being conveniently close for the activities required by the family.</p> <p>It would be a better facility than our current site in the centre of the village, being close to open countryside and paths for hiking and outdoor activities. It would give us a freehold property built to high standard which would allow for use by other groups and would not require a high amount of regular maintenance with the high build quality proposed.</p> <p>Please feel free to come back to me for any further details or questions.</p>
Included files	
Title	Bovingdon
ID	EGS11049
Person ID	1160525
Full Name	Mr John Hislam
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes
* Yes	
* No	
Proposals and Sites Bovingdon comment	<p>The proposed development at Grange Farm is a prime example of the requirement for planning footpath routes at an early stage to allow residents to access the village centre more conveniently and safely. There are several reasonably obvious passages that could achieve this. Planning for this site will have to include all main services and a solution to the frequent flooding of Green Lane. The proposed "open space for flood attenuation" shown on Whiteacre's doorstep delivered flyers must be located in the low area of the site. This does not appear to be the case in their exhibited plan.</p>
Yes / No	
* Yes	

* No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS11117
Person ID	1265791
Full Name	NATASHA & MARK FACCINI
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>We are writing as parents of a child who is a member of 1st Bovingdon Cub Scouts.</p> <p>We would like to see a draft allocation of land off Louise Walk, Green Lane as part of the local plan. We were impressed by the consideration that Thakeham have given the proposed allocation and in particular the provision of a new Scout hut.</p> <p>Our daughter has been in the Cubs for a few years and it has been such a shame that they have not been able to meet in the current Scout hut, due to its current state of disrepair. Despite the efforts of all within the Scouts (across all age groups), it still seems like rebuilding our current site is some years away. So we were really grateful to see that a Scout hut would be built and gifted to 1st Bovingdon. This really is wonderful and will have such benefits, such as creating a sense of belonging among all the Beavers, Cubs and Scouts.</p> <p>Further, the whole development seems really well-thought out, particularly the ideas around sustainable homes and biodiversity.</p>

As a family, we whole-heartedly support this proposed allocation. We understand that Bovingdon has been earmarked for new housing and we would like to see a development succeeding that has actually thought about both the community and the environment we live in.

Please log my comment.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Bovingdon Other Sites
comment

Included files

Title Bovingdon

ID EGS11119

Person ID 1268947

Full Name Mrs Natasha Faccini

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites
Bovingdon comment

We are writing as parents of a child who is a member of 1st Bovingdon Cub Scouts.

We would like to see a draft allocation of land off Louise Walk, Green Lane as part of the local plan. We were impressed by the consideration that Thakeham have given the proposed allocation and in particular the provision of a new Scout hut.

Our daughter has been in the Cubs for a few years and it has been such a shame that they have not been able to meet in the current Scout hut, due to its current state of disrepair. Despite the efforts of all within the Scouts (across all age

groups), it still seems like rebuilding our current site is some years away. So we were really grateful to see that a Scout hut would be built and gifted to 1st Bovingdon. This really is wonderful and will have such benefits, such as creating a sense of belonging among all the Beavers, Cubs and Scouts.

Further, the whole development seems really well-thought out, particularly the ideas around sustainable homes and biodiversity.

As a family, we whole-heartedly support this proposed allocation. We understand that Bovingdon has been earmarked for new housing and we would like to see a development succeeding that has actually thought about both the community and the environment we live in.

Yes / No

* **Yes**

* **No**

**Proposal & Sites
Bovingdon Other Sites
comment**

Included files

Title Bovingdon

ID EGS11319

Person ID 1269000

Full Name Mrs Tracey Franklin

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites
Bovingdon comment**

Yes / No

Yes

* Yes	
* No	
Proposal & Sites Bovingdon Other Sites comment	The first point of call is for Brownfield sites to be prioritised for housing and only when developers have utilised all of these spaces, should Green Belt EVEN be considered. Developers are consistently only looking for the greatest financial return and do not even take into consideration the impact their greedy view, has on the environment and the actual residents themselves. The council SHOULD be defending these natural resources at all costs for their residents.
Included files	
Title	Bovingdon
ID	EGS11330
Person ID	1269004
Full Name	Mr Kevin Coleman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	<p>In relation to Bv01, the key flaw in the strategy is contained at paragraphs 23.190 and 23.191.</p> <p>Paragraph 23.190 states that the Council has considered proposals for redevelopment of publically owned land in the centre of Bovingdon, and sets out that one of the benefits of this would be "the Bovingdon Primary Academy School could be relocated to a greenfield site (linked to the allocation at Grange Farm) to provide a purpose built and enlarged 3FE school ...".</p> <p>Paragraph 23.191 however states that this proposal is not economically viable and cannot be delivered.</p> <p>However, the Delivery Strategy nevertheless proceeds to allocate land at Grange Farm for development, and includes within that allocation a requirement for safeguarding 3ha of land for future education use (i.e. for a 3FE school).</p>

It is therefore explicit that the justification for the allocation of the Grange Farm site is inextricably linked to the provision of land for a future 3FE school site, but this is clearly unsound because:

- The Plan itself has confirmed that there is no known viable option for relocating the Primary School to Grange Farm, and therefore the ability or otherwise to safeguard land for a school site cannot be used in the site selection process;
- At 150 units, the Grange Farm development would not, under the CIL Regulations, create a need for that development to provide land (let alone fund) a new 3FE school. As case law has previously shown, a statement in a Local Plan policy cannot make an unjustifiable infrastructure requirement justifiable under the CIL Regulations, and therefore irrespective of what the Council may wish to seek under allocation Bv01, it would not ultimately be able to require the developer of Grange Farm to safeguard land for a 3FE School because it is not a CIL compliant requirement for that development;
- There is no necessity in any event for new development in Bovingdon to be linked to the relocation or expansion of the existing primary school, and therefore ultimately linking the consideration of site suitability and the scale of new development to alternative education provision is a false premise. During the summer of 2020, an evidence base document on school capacity in Bovingdon and the surrounding area was prepared by EFM on behalf of the main land promoters at Bovingdon and submitted to the Council. This evidence demonstrates that, in respect of primary

provision, in the order of 600 new homes can be accommodated without needing any relocation or enlargement of Bovingdon Primary School because (i) using local demographic data (unlike the HCC Education Authority approach), the analysis shows that in the relevant Ward there is a falling birth rate which will create capacity and (ii) in any event, Bovingdon Primary School draws children from a wider catchment, and there is an ability to increase the capacity of schools elsewhere in the locality which would effectively provide more capacity in locations already 'exporting' children to Bovingdon. This evidence is re-submitted as part of this response;

- The Council/Education Authority cannot have it both ways – if additional development in Bovingdon of the scale suggested (i.e. 240 of so new homes) requires additional land for primary school education purposes, then the Delivery Strategy would need to explain how (and when) that additional land is to be delivered. In this case, and notwithstanding our other points above), the strategy is based on *saferguarding* land for possible future use educational use. The fact that the Council is only looking to safeguard land against a possible future requirement, rather than requiring land now to accommodate the additional demand from circa 240 homes, proves in fact that there is no need for additional land to accommodate the increase in units, and in so doing, ironically also undermines

the rationality for needing any safeguarded land, because if there is no identified need now arising from the proposed development, how can there be said to be a need to safeguarded land for the future? Either additional land for education is needed, or it is not. It is clear from this strategy that there is no such need, irrespective of the lack of any CIL compliant means of achieving

Fundamentally, then, the selection of Grange Farm as the most appropriate location for development based on an expected provision of a safeguarded school site is unsound, because that safeguarded school site is neither needed for the level of housing being sought on site Bv01, nor can it be secured.

The question therefore arises as to whether, in the absence of any relocation of the Primary School, the Bv01 site would still be selected as the most appropriate (or only) new allocation.

In the absence of the relocation of the Primary School, the Bv01 site displays a number of significant deficiencies when compared against the reasonable alternatives (including Duckhall Farm), most pertinently being:

- 1 With all of the key village facilities, including the Primary School, being contained within the High Street, site Bv01 is by some considerable margin the most remote from local services of all of the possible options considered by the Council through the site selection process. There is no direct pedestrian route to the village centre, and the existing pedestrian routes along the busy Chesham Road are in part narrow and unlit, as are parts of Green Lane. The site offers a particularly poor location for promoting non-car access to the village centre, and therefore its allocation will only exacerbate the concerns expressed locally by the Parish Council in respect of congestion in the High

Given that congestion and parking are cited in the Development Strategy Topic Paper as the biggest constraints to growth in Bovingdon, it is inexplicable as to why the selected site allocation should be the furthest from the village centre, and the most likely to *increase* parking and congestion on the High Street. On the other hand, Duckhall Farm is adjacent to the shops and services, within easy walking distance, whilst the majority of traffic from the site would have no cause to enter or leave the village via the High Street.

- 1 The site is physically the largest of the alternative options considered, and compared to the alternatives, has the greatest negative impact in terms of the openness of the Green Belt. Duckhall Farm, by comparison, is already physically contained by existing built development comprising existing residential areas and the Prison, and its removal from the Green Belt would not physically enlarge the village beyond its existing broad extent, unlike Grange

1 In the absence of the unjustified 3ha of educational land, the Grange Farm site is far larger than is physically needed to accommodate 150 homes, and therefore is a wasteful release of Green Belt land which would require housing to be at an excessively low density, or otherwise would need the site to be illogically subdivided to provide only such land as would be needed for 150 At

10.11 ha of land, 150 homes would produce a development density of less than 15 dph. Even allowing for, say, a fifth of the site to be set aside for strategic open space and SuDs (i.e 2 ha), the site would be achieving a net density of less than 19 dph, which is a hugely wasteful use of Green Belt land. For 150 units, the proposed site allocation is simply grossly too large.

Once the flawed premise of a relocated primary school site is removed from the equation, there is no sound basis for the proposed allocation of the Grange Farm site in advance of the more suitable and sustainable alternatives, and in particular the Duckhall Farm site.

Yes / No

* **Yes**

* **No**

Proposal & Sites
Bovingdon Other Sites
comment

Included files

Title Bovingdon

ID EGS11331

Person ID 1269004

Full Name Mr Kevin Coleman

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Proposals and Sites
Bovingdon comment

Turning to the Bv02 site, it is now some 10 years since the Chesham Road site was put forward as a development site in the Council's Core Strategy (originally for 60 units).

We noted at the Core Strategy Examination back in 2010/2 that there was a high risk that the site would not come forward for development, both because there was no evidence that the site could accommodate 60 units (evidently true, as this has now been reduced to 40), or that the site was developable at all in terms of being genuinely available and free of constraints, or that there would be any market interest, given its location on the entrance to the prison and the proximity to events on Bovingdon Airfield. The inclusion of a reservoir within the site and the lack of ability to provide a highway access to serve the site from Chesham Road are further factors that are likely to have reduced the capacity of the site and which affect the likelihood of it ever being delivered.

In a high value area such as Bovingdon, the fact that the site remains undeveloped 10 years after it was initially identified as a development plan site provides strong evidence to the effect that the site is not available and/or deliverable, and the allocation should be removed and replaced by a suitable alternative (i.e. the Duckhall Farm site).

Yes / No

* **Yes**

* **No**

**Proposal & Sites
Bovingdon Other Sites
comment**

Included files

Title Bovingdon

ID EGS11332

Person ID 1269004

Full Name Mr Kevin Coleman

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

Proposals and Sites Bovingdon comment

In relation to the Duckhall Farm alternative option, the Council has been provided with evidence relating to the availability, achievability and suitability of this site previously, and the suitability of the site has been discussed at length with Officers in the series of meetings held towards the end of 2019 and start of 2020, which were supported by technical evidence including highways pre-application advice and a heritage assessment, all of which demonstrates that the scheme was suitable and deliverable. Copies of previously supplied documentation can of course be resupplied.

In terms of suitability of the Duckhall Farm site, the evidence that we have supplied and discussed with Officers has drawn attention to:

- The fact that there are no environmental or technical constraints to development;
- The site is exceptionally well related to the existing village in terms of minimising impact on the Green Belt (it being bordered by the prison to the north and adjoining residential to the south). The conclusion by AECOM in the Site Assessment Study that development at Duckhall Farm would perform poorly in Green Belt terms (and that the Grange Farm site would perform relatively well) is, in our opinion, frankly astounding, and serves to diminish the credibility of this aspect of the evidence base. For Grange Farm, the AECOM report suggests additional landscape screening would help in terms of setting, but there is plenty of scope for structural planting at Duckhall Farm, although at Duckhall Farm there is less need because the proposed development area is already very well contained;
- The development has the ability to include a package of compensatory Green Belt enhancement measures on adjoining land in the same ownership, including increased public access and biodiversity enhancement (this factor is not taken in to account in the AECOM Site Assessment Study);
- The site is highly sustainable (particularly compared to Grange Farm) given the proximity of the site to the High Street, which would help to minimise any impact from the development on congestion in the High Street (the relative sustainability of sites and the ability for access by non-car modes is only dealt with on a cursory basis in the AECOM Site Assessment Study and DBC assessment work);
- Importantly, traffic from the site entering or leaving the village would not need to travel through the High Street (we note that despite congestion in the High Street being cited as a key issue for Bovingdon, this factor is not considered in the Site Assessment Study by AECOM, or by DBC in its assessment work). The pre-application advice already received from the Highway Authority raises no concerns in respect of access to Duckhall Farm;

- In terms of Heritage Assets, the scale and layout of development is compatible with protecting the setting of the adjoining Listed Buildings. We note that the Design Case study included in Volume 2 of the AECOM Site Assessment Study supports our view on this by showing how heritage constraints can be addressed, but that analysis is then not factored in to the analysis in Volume 3 of the AECOM Study in relation to the site assessment, and therefore there is a clear 'disconnect' between the evidence presented by Volume 2 and Volume 3 of the AECOM work which undermines the credibility of this. We note that in the DBC site assessment work, the Council agrees that matters of heritage impact can be successfully addressed, and therefore heritage impact should not be a factor that negatively reflects on the suitability of Duckhall Farm. We have already provided evidence in respect of the compatibility of development at Duckhall Farm proposals with the protection of heritage assets, in the form of previously submitted baseline Heritage Assessment. Alongside these representations we have re-submitted that Heritage Assessment, which now also includes an Addendum to explain how the AECOM design study supports the conclusions of our original report.
- As explained in the evidence that we have provided in respect of education, the development can be accommodated without the need for the primary school to be relocated.

Yes / No
 * Yes
 * No

Proposal & Sites
Bovingdon Other Sites
comment

Included files

Title Bovingdon

ID EGS11336

Person ID 1269004

Full Name Mr Kevin Coleman

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * Yes

* No	
Proposals and Sites Bovingdon comment	<p>In our view, once the errors in the evidence base are corrected, the Duckhall Farm site should rightly be assessed as being preferable in terms of both its suitability for development and its inherent sustainability, compared to Grange Farm and Chesham Road.</p> <p>Finally, in terms of the availability and deliverability of the Duckhall Farm site, we would note that it has the benefit of being in single ownership and under the control of a land promoter with a track record of delivery. Gleeson has undertaken research on a number of sites it has sold over the past four years which shows that on sites of less than 100 dwellings, the average timescale from Outline approval to start on site is 19 months, and this delivery programme is assisted by the technical and pre-planning work that Gleeson put in place on all of their disposals. In terms of achievability and delivery, the size of the Duckhall Farm scheme lends itself to a relatively short build out period, with an expectation that the site would be delivered within 18 months to 24 months from commencement, particularly given local market conditions, and given the lack of any onerous technical or environmental issues. Finally we note that the Council's viability assessment work confirms that development would be viable, a conclusion we agree with.</p>
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS11467
Person ID	1269106
Full Name	Mr & Mrs David & Elizabeth Hobson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

<p>Proposals and Sites Bovingdon comment</p>	<p>BUILDING</p> <ol style="list-style-type: none"> 1 In December 2020 the National Planning Policy Framework was amended to refocus building in the northern half of England thereby reducing the demand in Dacorum. We see no attempt in the Local Plan to recognise this reduction which needs to be taken into account and openly made public. 1 The tranquil character of the village green and surrounds has not been evaluated and as a consequence will be spoilt with the addition of extra traffic pollution along with resultant population activity. 2 Green Lane is already a rat run to avoid the High Street. The imposition of 150 houses in Grange Farm is totally unacceptable and shows no consideration for the environment - as required. Given it is on the edge of the village and at a distance, notwithstanding timewise, from the centre with school, shops and facilities it is reasonable to assume that there will be substantial extra traffic movements along Green Lane increasing the congestion and corresponding pollution possibly to serious levels. 3 Similarly, the alternative High Street route would suffer similar environmental impact. 4 Parking in and around the village centre is already at saturation point and cannot accommodate yet more pressure. 5 We see no recognition that other surrounding villages are required to make a contribution. 6 Also, there are a number of developments already approved which have been omitted but equate to and therefore removes the need for Grange Farm development. These sites are; <ul style="list-style-type: none"> - Louise Walk with 50+ houses - Off Chesham Road with 60 houses - Bobsleigh Hotel with 35 homes 1 As part of the consultation for the present Plan the Council issued a document stating that Bovingdon had reached saturation point for housing and future development should be limited to 90 dwellings over the period by infilling within the village. This needs to be recognised and adopted. 2 The B4505 is already the busiest road in the county with traffic regularly queuing back from the Boxmoor traffic lights to Bury Rise or further. The required roadworks by all the utilities to upgrade and satisfy the additional supplies that extra housing will demand will be untenable and have yet more environmental impact.
<p>Yes / No * Yes * No</p>	
<p>Proposal & Sites Bovingdon Other Sites comment</p>	
<p>Included files</p>	
<p>Title</p>	<p>Bovingdon</p>
<p>ID</p>	<p>EGS11468</p>

Person ID	1269106
Full Name	Mr & Mrs David & Elizabeth Hobson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	<p>As a general point, we note that the Homefield site with 130 houses is more appropriate site insofar as the residents would benefit from being closer to the village centre plus facilities and would walk rather than drive. A second entrance/exit to the site would be via Louise Walk (50+ houses). This will relieve the level of traffic on Green Lane and remove the need for the Grange Farm development.</p> <ol style="list-style-type: none"> 1 We see no recognition that other surrounding villages are required to make a contribution. 2 Also, there are a number of developments already approved which have been omitted but equate to and therefore removes the need for Grange Farm development. These sites are; <ul style="list-style-type: none"> - Louise Walk with 50+ houses - Off Chesham Road with 60 houses - Bobsleigh Hotel with 35 homes <p>As a general point, we note that the Homefield site with 130 houses is more appropriate site insofar as the residents would benefit from being closer to the village centre plus facilities and would walk rather than drive. A second entrance/exit to the site would be via Louise Walk (50+ houses). This will relieve the level of traffic on Green Lane and remove the need for the Grange Farm development.</p>
Included files	

Title	Bovingdon
ID	EGS12628
Person ID	1207604
Full Name	Thames Water Planning Policy
Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	<p>Site ID</p> <p>Site Name</p> <p>Water Comments</p> <p>Waste Comments</p> <p>Additional Comments</p> <p>45124</p> <p>Bv01: Grange Farm</p> <p>The scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p> <p>We would like to take the opportunity to highlight the potential of SUDs development indicated by the existence of two small ponds around the location of the proposed development and the proposal for the addition of public open space within the site. In any case, in accordance with the Building Act 2000 clause H3.3. Positive connection to a public surface</p>

water will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being; 1st Soakaways; 2nd Watercourses; 3rd Sewer.

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable SW strategy following the sequential approach before considering connection to the public sewer network. In the longer-term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

TW would like to take the opportunity and suggest the re-examination of the number of dwellings and the maximum capacity of the primary school in order to meet the criteria for discharging to our foul network within a shorter timeframe than the one required for the upgrade of our wastewater network. In any case, further and comprehensive details will be required in the future for safeguarding any decision.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS12629
Person ID	1207604
Full Name	Thames Water Planning Policy
Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	<p>Site ID</p> <p>Site Name</p> <p>Water Comments</p> <p>Waste Comments</p> <p>Additional Comments</p> <p>42625</p> <p>Bv02 -</p> <p>Chesham Road and Molyneaux Avenue</p> <p>On the information available to date we do not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p> <p>We would like to take the opportunity to highlight the potential of SUDs development indicated by the existence of blue elements within the location of the proposed development and the proposal for the addition of public open space within the site. In any case, in accordance with the Building Act 2000 clause H3.3. Positive connection to a public surface water will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being; 1st Soakaways; 2nd Watercourses; 3rd Sewer.</p> <p>Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable SW strategy following the sequential approach before considering connection to the public sewer network. In the longer-term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.</p> <p>The proposed development will occupy part of an area in which a Thames Water Sewage Pumping Station is already located. Given the nature of the function of the pumping station and the close proximity of the proposed development to the pumping station we consider that habitable rooms should be at least 15m away from the pumping station assets as highlighted as best practice in Sewers for Adoption (7th edition)'. The amenity of those that will occupy new development must be a consideration as set out in the National planning Policy Framework (NPPF) therefore we object to the application. In the event that the Local Planning Authority consider that they will grant planning permission for the development, we would suggest the following informative is attached to the planning permission: "The</p>

proposed development is located within 15m of a Thames Water Sewage Pumping Station and this is contrary to best practice set out in Sewers for Adoption (7th edition). Future occupiers of the development should be made aware that they could periodically experience adverse amenity impacts from the pumping station in the form of odour; light; vibration and/or noise.”

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way.

Yes / No

* **Yes**

* **No**

**Proposal & Sites
Bovingdon Other Sites
comment**

Included files

Title Bovingdon

ID EGS12755

Person ID 875698

Full Name Mr Rod Latham

Organisation Details

Agent ID 1269616

Agent Full Name Peter
Morgan

Agent Organisation Planning Manager
OSP Architecture

Yes / No

* **Yes**

* **No**

**Proposals and Sites
Bovingdon comment**

Yes / No

* **Yes**

* **No**

**Proposal & Sites
Bovingdon Other Sites
comment**

The Dacorum Local Plan and Emerging Growth Strategy (2020 – 2038)- Land between Bushfield Road and Hempstead Road site (BOV/4 - SHLAA (2016))

We are pleased to submit for your consideration on behalf of the landowners, Mr B Bradnock and Mr R Latham, our representation in respect of the above site, comprising land identified within the 2016 SHLAA as Land to the South of Hempstead Road and Bushfield Road. Dacorum Council has requested that comments are made regarding The Dacorum Local Plan and Emerging Growth Strategy (2020 – 2038). And, it is our wish that the Council undertake further consideration of the suitability of the combined site to the east of Bovingdon, for residential development as part of the preparation of the new Local Plan.

As well as this cover letter this representation comprises a Vision Document setting out an indicative development proposal for the site, which has been informed by the following:

- Wilson Tree Surveys - Walk- over survey of woodland off Stoney Lane, Bovingdon, February 2021
- Patrick Parsons – Transport Note – Land between Hempstead Road and Stoney Lane, Bovingdon, February 2021
- DLP / Sustainable Development and Delivery – Initial Flood Risk and Drainage Review, November 2019
- Heritage Collective – Heritage Appraisal
- DEP Landscape Ltd – Greenbelt Statement for land at Hempstead Rd, Bovingdon, November 2019
- DEP Landscape Ltd – Landscape and Visual Appraisal for land at Hempstead Rd, Bovingdon, May 2019
- DEP Landscape Ltd – Landscape and Visual Appraisal for land at Hempstead Rd, Bovingdon – Figures, May 2019
- Wychwood Environmental- Ecological walkover survey of the land at Bovingdon, February 2019
- Aecom 2016 Site Assessment Report extracts
- Aecom 2020 Report Extracts

Paragraph 68 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Against the backdrop of an Objectively Assessed Need for Housing of 16,596 homes (922 dwellings per annum x 18 years) we consider it necessary to ensure such sites are given full and proper consideration, given that the plan expressly identifies a role for larger villages in delivering housing within the district. With that in mind we consider this site suitable for residential development and that it should be allocated as such within the emerging Local Plan.

A proposal comprising circa 32 dwellings on this site would be appropriate in its context and contribute towards the housing requirements of Dacorum Council. And furthermore, the site, given this context, the surrounding development including an extant planning consent on adjoining land to the east, could be considered in overall terms to not contribute significantly to the purposes of including land within the Green Belt. As such, its release for development to meet the identified housing needs would be appropriate and make efficient use of land. The site is well located in relation to existing local services and transport links. We therefore consider that the indicative proposal outlined in this Vision Document, would provide a sustainable development opportunity for Dacorum Council to consider in the context of meeting its housing requirement.

We therefore request Dacorum Council give further consideration to the inclusion of this site within the list of allocated sites for residential development within The Dacorum Local Plan and Emerging Growth Strategy (2020 – 2038), and would welcome further discussion to that end.

Included files	21031 - Vision Document - 26 Feb 2021-reduced.pdf
Title	Bovingdon
ID	EGS12756
Person ID	1269615
Full Name	Mr B Bradnock
Organisation Details	
Agent ID	1269616
Agent Full Name	Peter Morgan
Agent Organisation	Planning Manager OSP Architecture
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	<p>The Dacorum Local Plan and Emerging Growth Strategy (2020 – 2038)- Land between Bushfield Road and Hempstead Road site (BOV/4 - SHLAA (2016))</p> <p>We are pleased to submit for your consideration on behalf of the landowners, Mr B Bradnock and Mr R Latham, our representation in respect of the above site, comprising land identified within the 2016 SHLAA as Land to the South of Hampstead Road and Bushfield Road. Dacorum Council has requested that comments are made regarding The Dacorum Local Plan and Emerging Growth Strategy (2020 – 2038). And, it is our wish that the Council undertake further consideration of the suitability of the combined site to the east of Bovingdon, for residential development as part of the preparation of the new Local Plan.</p> <p>As well as this cover letter this representation comprises a Vision Document setting out an indicative development proposal for the site, which has been informed by the following:</p>

- Wilson Tree Surveys - Walk- over survey of woodland off Stoney Lane, Bovingdon, February 2021
- Patrick Parsons – Transport Note – Land between Hempstead Road and Stoney Lane, Bovingdon, February 2021
- DLP / Sustainable Development and Delivery – Initial Flood Risk and Drainage Review, November 2019
- Heritage Collective – Heritage Appraisal
- DEP Landscape Ltd – Greenbelt Statement for land at Hempstead Rd, Bovingdon, November 2019
- DEP Landscape Ltd – Landscape and Visual Appraisal for land at Hempstead Rd, Bovingdon, May 2019
- DEP Landscape Ltd – Landscape and Visual Appraisal for land at Hempstead Rd, Bovingdon – Figures, May 2019
- Wychwood Environmental- Ecological walkover survey of the land at Bovingdon, February 2019
- Aecom 2016 Site Assessment Report extracts
- Aecom 2020 Report Extracts

Paragraph 68 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Against the backdrop of an Objectively Assessed Need for Housing of 16,596 homes (922 dwellings per annum x 18 years) we consider it necessary to ensure such sites are given full and proper consideration, given that the plan expressly identifies a role for larger villages in delivering housing within the district. With that in mind we consider this site suitable for residential development and that it should be allocated as such within the emerging Local Plan.

A proposal comprising circa 32 dwellings on this site would be appropriate in its context and contribute towards the housing requirements of Dacorum Council. And furthermore, the site, given this context, the surrounding development including an extant planning consent on adjoining land to the east, could be considered in overall terms to not contribute significantly to the purposes of including land within the Green Belt. As such, it's release for development to meet the identified housing needs would be appropriate and make efficient use of land. The site is well located in relation to existing local services and transport links. We therefore consider that the indicative proposal outlined in this Vision Document, would provide a sustainable development opportunity for Dacorum Council to consider in the context of meeting its housing requirement.

We therefore request Dacorum Council give further consideration to the inclusion of this site within the list of allocated sites for residential development within The Dacorum Local Plan and Emerging Growth Strategy (2020 – 2038), and would welcome further discussion to that end.

Included files [21031 - Vision Document - 26 Feb 2021-reduced.pdf](#)

Title Bovingdon

ID EGS12896

Person ID 1269665

Full Name Mr Martin Hicks

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	Growth Area Bv01: Grange Farm Bovingdon. Ensure the LWS to the SW is not degraded by the adjacent development. Without appropriate safeguards, the plan is unsustainable.
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS12942
Person ID	1269678
Full Name	GARY TRENT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	No Green Belt land should be sacrificed for development.
Yes / No * Yes * No	

Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS13278
Person ID	1153968
Full Name	Wayne Church
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	<p>I am writing to object to the planning application for housing and scout hut at Louise Walk in Bovingdon. The glossy brochure makes ridiculous claims that building a large number of houses, an astroturf football pitch and a scout hut will increase biodiversity in place of a green field site! However, the main objection is the impact on the village.</p> <p>Green Lane will become a very dangerous road that will struggle to accommodate the large increase in traffic and will most likely become a “drag strip” with deadly results.</p>
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS13302
Person ID	1270185

Full Name	D Cooper
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	<p>We would like to give our feedback to the current allocation known as LA6 in Dacorum's future plans.</p> <p>Our property backs onto the land in question and we are aware of the need for new homes but feel the development of this land for new homes is totally unsuitable and feel it would be better suited as a green space for Children and adults to use for health and wellbeing.</p> <p>It currently has a large biodiversity of species - animals/insects that are there on a daily basis including birds, deers, foxes, rabbits/hares, field mice and shrews.</p> <p>From dusk to late evening many Bats can be seen and heard they are all using this green space as part of there habitat and we also hear Owls.</p> <p>It is wonderful to see and hear. We feel very strongly and think building on this land would greatly impact this wonderful space and therefore feel if something was to happen perhaps it could be currated into a beautiful wildlife green open space with seated areas, natural pathways for local residents to utilise and enjoy.</p> <p>Building homes on this land would be a ecological nightmare.</p> <p>We currently live close to The Mount prison and on some days its seems they cannot seem to accommodate the amount of vehicles visiting, therefore overflowing into our roads and along the main Molyneux Avenue, causing Pollution and lots of litter, similarly this happens when Bovingdon Market is open, congestion and the same parking issues along with littering, noise and pollution, along with the Film Industry using the adjacent land at Bovingdon Airfield in the last few years this has also impacted all of the above.</p> <p>We are aware there is a sinkhole within the land and this has been filled many times and it still collapses hence the fencing currently surrounding it, noting danger.</p> <p>Within this area of Bovingon there is no green space whatsoever for the residents along with their children to enjoy for our wellbeing, therefore this would seem like the perfect area to be enjoyed.</p> <p>We would urge you to consider our views as this would directly effect our lives as we are on the boundary of this land and feel we like many of our neighbours this land is not suitable for new homes.</p>

We also would like for you to note that there has been numerous people in the land and in all honesty it would be nice to be made aware of who they are and what they are actually doing when they come right up to our fence as we have children.

Yes / No
* Yes
* No

Proposal & Sites
Bovingdon Other Sites
comment

Included files

Title Bovingdon

ID EGS13405

Person ID 1270229

Full Name Homes England

Organisation Details

Agent ID 1270231

Agent Full Name Ms
Rebecca
Dewey

Agent Organisation Associate Director
WSP

Yes / No
* Yes
* No

Proposals and Sites
Bovingdon comment

Our comments relate to the Draft Plan Growth Area Bv02 - Chesham Road and Molyneaux Avenue, which comprises land owned by Homes England.

We can confirm that Homes England are undertaking technical studies of their landholding to support the disposal of the site and ultimately the submission of a planning application for residential development.

The site comprises the adopted housing allocation known as Chesham Road and Molyneaux Avenue (Policy LA6), situated in Bovingdon; south of the main built footprint of Her Majesty's Prison The Mount ("HMP The Mount") and Bovingdon Airfield. The north eastern/eastern boundaries are shared with an existing drainage reservoir and beyond that, residential neighbourhood. Residential development also bounds the site opposite at Chesham Road. The site is

located on the edge of the built footprint of Bovingdon and was removed from the Green Belt to enable the site's development. The site currently comprises undeveloped land, formerly Crown Property, associated with HMP The Mount and now owned by Homes England.

The site forms a border with the Green Belt to the north and west and is located wholly in Flood Zone 1, which is the flood zone most compatible with residential development. The site is not located within a conservation area and there are no heritage assets on or in proximity to the site; the nearest designated heritage asset being the Grade II Listed White Hart Cottage, located circa 350m west of the site.

There are three main aspects to our representations, as detailed below:

- Remove restriction to building height;
- Maximise the delivery of the site providing up to 60 homes;
- Landownership and

In summary, our comment on the draft allocation of Growth Area Bv02 is that it is too prescriptive and does not meet the test of soundness by failing to plan positively, artificially limiting the site's capacity and its ability to contribute to meeting the area's objectively assessed needs. The policy is inconsistent with national policy which requires plans to positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change (NPPF 2019, Paragraph 11).

Draft allocation Growth Area Bv02 provides urban design principles to guide the site's future development. The allocation seeks to limit development on the site to two-storeys in height, based upon the safeguarding zones for the air traffic control navigation beacon at Bovingdon Airfield.

To support this, the Council have published the National Air Traffic Service ('NATS') consultation zones for Bovingdon onto the data.gov.uk website here; however, the data is overlaid on an indicative map and the nature of this makes it difficult to interpret the specific boundary lines of the zones (see Figure 1). The map key is as follows, with coloured zones referring to the scale of development that requires consultation:

- Black star: approximate location of site Bv02;
- Red: any development, above ground level;
- Yellow: any development, over 10m in height; and
- Green: any development, over 15m in height

Figure 1: NATS Consultation Zones in Bovingdon³

The data.gov website comprises the only form of evidence supporting the Council's restriction on development heights; however, this data requests NATS consultation for development of certain heights or above, rather than enforcing a definitive limit on development heights.

Based on the safeguarding zones, confidential pre-application consultation has been undertaken with NATS regarding the proposals for Growth Area Bv02. It was concluded that NATS would not object to the principle of development at the site up to 175m above mean sea level (see confidential **Appendix B**).

To further support the site's redevelopment, in conjunction with advice from the relevant statutory consultee, we request that the allocation wording is amended to remove this limitation on scale. It is an incorrect application of the consultation zone data and, is superseded by the response issued by NATS. The policy wording as drafted is therefore in conflict with Paragraph 35b of the NPPF.

In addition, Figure 1 clearly identifies HMP The Mount as being situated within greater proximity to the beacon and within the consultation zones, yet it is densely developed and to greater heights. A scheme in a growth area should be design and context led, having due regard to consultation that might be necessary with NATS. Further, increasing the development heights will support increased densities.

3 NATS Bovingdon Safeguarding Zones, Dacorum Borough Council (last updated: 20 October 2015)

Due to the proposed draft wording of Growth Area Bv02, the Plan, is not sound, per paragraph 35b of the NPPF, which states that Plans must be justified, based upon proportionate evidence. As established, the current evidence base that this proposal is using comprises an indicative map and that requires the consultation of NATS where developments seek heights above specified thresholds. In order to be found sound, the Draft Plan would have to consider and reflect the recent advice from consultation with NATS in the policy wording for Growth Area Bv02, removing the limitations of two storeys.

Dacorum Borough Council's Site Allocations DPD (adopted July 2017) contains a policy for the Chesham Road / Molyneaux Avenue site (Policy LA6), together with a vision, an indicative spatial layout, and a series of development principles. The allocation identified that the site would deliver 60 new dwellings and open space. The existing allocation (LA6) is proposed for reallocation in the Emerging Strategy for Growth; however, the draft allocation, Growth Area Bv02 – Chesham Road and Molyneaux Avenue, seeks to reduce the capacity of the site by 20 dwellings, to around 40 dwellings (subject to masterplanning) and public open space

There has been no evidence provided to justify this reduction in the site's capacity and in light of the new evidence we present that building height should not be restricted, inter alia the undersupply of housing, there is justification to increase the capacity of the site:

- The gross area of the site is 0ha
- At a reasonable gross density of 30 dpha
- Would suggest a capacity of 60 dwellings (net density of 40 dpha)

This capacity assumes 0.5 ha of POS (inc play space) as per draft Policy DM63.

Retaining capacity on existing, deliverable land allocations, assists the Council in meeting the housing shortfall.

In summary, the Draft Plan's reduction of capacity from 60 to 40 dwellings does not appear to be supported by evidence to justify the amended allocation, nor does it support the Council's undersupply of housing, requiring an additional 1,818 homes be found to support the borough's demand. Therefore, the amended allocation is contrary to Paragraph 35b of the NPPF.

We note that the revised wording for the site's allocation (p.331) suggests:

“Access to be provided from Molyneaux Avenue, with pedestrian access from Chesham Road.

Provide for cycle and pedestrian access to Hyde Lane and Lancaster Drive.”

Whilst we understand the benefit of good connections with the existing network, we will be limited by the constraints of landownership and whether the roads are adopted. Therefore, we suggest rewording the proposed text to allow for flexibility, until such time that the feasibility of these connections has been tested through design work. It may also be possible to provide vehicular access from Chesham Road and Lancaster Drive, subject to highway assessment, so this should also be reflected in the next draft version of the Plan.

FLOOD RISK AND DRAINAGE

For clarity the water body referred to as a reservoir is outside of the Homes England’s ownership, as per the original allocation and the redline of the proposed reallocation should be adjusted accordingly (see **Appendix C**). Furthermore, this water body should be referred to as an infiltration basin - our technical due diligence suggests that it has also never been used for storage for reuse, but attenuation and discharge via infiltration. The infiltration basin is also under the minimum size (25,000 cubic metres) for it to be designated as a reservoir under the 1975 Reservoir Act.

The Draft Plan seeks to control the flood risk and drainage management at for Growth Area Bv02 in relation to its neighbour, HMP The Mount, and the neighbouring infiltration basin to the east of the site. The site does not comprise the infiltration basin, as clarified in **Appendix C**.

The draft policy states:

“Ensure that drainage infrastructure associated with HMP The Mount and the adjacent holding reservoir for Bovingdon are maintained and where necessary, enhanced.”

The use of the word “maintain” suggests two-fold; that the infiltration basin should be kept; and that it should be maintained (i.e. landscaping kept under control / to a certain standard). The basin is not within Homes England’s ownership as per the original allocation, so this commitment cannot be reasonably made.

In seeking to control the maintenance and enhancement of the neighbouring infiltration basin the policy is unsound, contrary to Paragraph 35d of the NPPF. To ensure a sound Plan, the policy wording should be amended, as well as updates made to the Draft Dacorum Infrastructure Delivery Plan (November 2020) to remove reference to off-site works.

The drainage and flood risk required in relation to the new homes will evolve through liaison and engagement with the Lead Local Flood Authority, as standard - the infiltration basin is not required by the development.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Bovingdon Other Sites
comment

Included files

[STAT - Homes England - Agent Rebecca Dewey - WSP - Appendix B - NATS pre-planning advice redacted.pdf](#)
[STAT - Homes England - Agent rebecca Dewey - WSP -Appendix C- title extract.pdf](#)

Title	Bovingdon
ID	EGS13406
Person ID	1270229
Full Name	Homes England
Organisation Details	
Agent ID	1270231
Agent Full Name	Ms Rebecca Dewey
Agent Organisation	Associate Director WSP
Yes / No * Yes * No	No
Proposals and Sites Bovingdon comment	NO
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS13416
Person ID	1270229
Full Name	Homes England
Organisation Details	
Agent ID	1270231
Agent Full Name	Ms

	Rebecca Dewey
Agent Organisation	Associate Director WSP
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	Growth Area Bv02 – Chesham Road and Molyneaux Avenue 35b) Justified - No supporting evidence published to show the reasons for reducing the site ref. Bv02 allocation from 60 to 40 dwellings, despite insufficient housing supply. 35b) Justified – the NATS data is incorrectly interpreted as supporting height limitations for development in proximity to the airfield, instead it requires consultation. 35b) Justified – The protection of the reservoir and existing drainage structure will be ensured through consultation with the LLFA. 35d) Consistent with national policy – Seeks to control features outside of the proposed development.
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS13417
Person ID	1270229
Full Name	Homes England
Organisation Details	
Agent ID	1270231

Agent Full Name	Ms Rebecca Dewey
Agent Organisation	Associate Director WSP
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	<p>CHANGES TO LOCAL PLAN</p> <p>Map 51 – Please find enclosed the proposed revised red line plan (Appendix C).</p> <p>Allocated for (key development and land use requirements)</p> <ul style="list-style-type: none"> · Around 40 60 dwellings, subject to masterplanning; · Public open space <p>Site-specific requirements Urban Design Principles:</p> <p>— Limit buildings to two-storey given the height restriction associated with the air traffic control navigation beacon at Bovingdon Airfield.</p> <ul style="list-style-type: none"> • The site’s proximity to the air traffic control navigation beacon at Bovingdon Airfield means that for developments within these zones, consultation is required with National Air Traffic Service (NATS) regarding development heights and the scale of construction machinery i.e. cranes, as per their safeguarding <p>Flood Risk and Drainage:</p> <p>Ensure that drainage infrastructure associated with HMP The Mount and the adjacent holding reservoir for Bovingdon are maintained and where necessary, enhanced.</p> <p>Please also refer to our written response within the WSP letter dated (26 February 2021), in response to Question 5.</p> <p>The amendment of the housing number wording supports the retention of site ref. Bv02’s housing allocation at 60 dwellings and contributes to the Council’s undersupply of housing.</p> <p>The limitation of development to two- storeys in height is not supported by site- specific evidence, it is falsely interpreted from the NATS safeguarding zones.</p> <p>Consultation with NATS has been undertaken by the landowner, as enclosed under separate cover at Appendix B, who confirmed that should development not exceed 175 meters AMSL (above mean sea level), NATS were unlikely to have any objections to the scheme.</p> <p>As per Appendix C, submitted to replace Map 51, the reservoir falls outside the ownership of the landowner. Therefore, its maintenance and any required enhancements are the responsibility of HMP The Mount and not the landowner or any</p>

future developer. The floods risk and drainage strategies for Growth Area Bv02's future development will be developed and agreed with the Lead Local Flood Authority. The policy wording does not constitute a sound plan per 35d, as it seeks to control features outside of the proposed development, contrary to national policy.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Bovingdon Other Sites
comment

Included files

[STAT - Homes England - Agent Rebecca Dewey - WSP - Appendix B - NATS pre-planning advice redacted.pdf](#)

Title

Bovingdon

ID

EGS14326

Person ID

1270637

Full Name

TOM GROVES

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites
Bovingdon comment

Too many houses proposed.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Bovingdon Other Sites
comment

Included files

Title

Bovingdon

ID	EGS14960
Person ID	1207224
Full Name	Chris Padley
Organisation Details	Environment Agency
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>Please note that a Sequential test and a level 2 Strategic Flood Risk Assessment (SFRA) will need to be carried out for any site allocations that have flood risk before we would consider the local plan sound.</p> <p>Our detailed comments are provided below, following the general order of the topics presented in the draft local plan document. Where we wish to see policies strengthened we have outlined the additional content we would like included. While waste water capacity has been mentioned, it will need to be embedded within plan policies for us to find the plan sound. Major development should be required to demonstrate that there is adequate capacity for local water supply. The subject of water resources and supply needs to be embedded as much as possible within any development plan.</p> <p>Wherever green infrastructure is mentioned we would like to see this changed to 'green and blue infrastructure' to recognise the importance of the interconnectivity of the green and blue network.</p>
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS15006

Person ID	869019
Full Name	Mrs Shelley Savage
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	This site, Bovingdon Airfield, is a Brownfield site and developed before Green Belt.
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	SHELLEY SAVAGE.jpg
Title	Bovingdon
ID	EGS15033
Person ID	1270846
Full Name	PETER ATKIN
Organisation Details	ASSOCIATE
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites
Bovingdon comment

4.0 As highlighted above, it is appropriate for Dacorum to apply the 2018 Standard Methodology for calculating its housing needs and the emerging Local Plan therefore needs to plan positively to address the resulting uplift in housing growth required over the next plan period, through the allocation of additional sites. Land at Homefield, Bovingdon represents a sustainable site for allocation to help meet this uplift and performs very well against the criteria for allocation when compared with sites both in Bovingdon and across the Borough.

4.1 Land at Homefield is located in the Green Belt, the designation of which carries significant weight in planning policy and development management terms. The NPPF is explicit that changes to Green Belt designations should only be altered in exceptional circumstances through the Local Plan-making process (paragraph 136) and in the context of promoting sustainable patterns of development (paragraph 138).

4.2 Accordingly, the preparation of the emerging Local Plan provides the appropriate mechanism to review the Borough's Green Belt boundaries and, where exceptional circumstances apply, to release suitable sites for development where this promotes sustainable patterns of development.

4.3 Dacorum acknowledge through the emerging Local Plan that the need to deliver significant levels of new housing in the Borough form the foundations of the exceptional circumstances required to justify the release of sustainable sites from the Green Belt, in accordance with paragraph 136 of the Framework. The Green Belt Topic Paper (November 2020) clearly sets out that the opportunities to meet housing need outside the Green Belt is limited, whether on brownfield sites (supported by the Urban Capacity Study, November 2020) or greenfield sites (supported by the Greenfield Site Assessment). This shortfall in available and suitable non-Green Belt sites to meet identified housing needs is further exacerbated when factoring in the uplift in housing needs now required by virtue of the 2018 Standard Methodology as discussed above.

4.4 Moreover, as highlighted above, when reviewing Green Belt boundaries, the need to promote sustainable patterns of development should also be considered (NPPF, paragraph 138). The geography of the Borough is therefore a key factor as the most sustainable settlements, such as Bovingdon, which

are capable of accommodating new growth are located in the Green Belt. Directing growth to the more unsustainable areas of the Borough outside the Green Belt would not therefore satisfy the requirements of the NPPF to promote sustainable patterns of development.

4.5 Accordingly, the exceptional circumstances for releasing land from the Green Belt are considered to be firmly established at the strategic level.

4.6 Key to establishing whether a site is suitable for release from the Green Belt is to understand the 'value' of the site in Green Belt terms when assessed against the purposes of the Green Belt as set out in the Framework (NPPF, paragraph 134). In this context, it is important to highlight that land at Homefield, Bovingdon has been identified as a potential site for release through successive Green Belt Review documents commissioned by Dacorum. The Stage 2 Green Belt Review (Arup, December 2016) assessed the site as a small-scale sub area (D-SS2). The Review demonstrates that the site makes 'the weakest' contribution to Green Belt purposes and its removal would not significantly adversely impact the strategic function of the Green Belt.

4.7 The overall landscape sensitivity of the site was also considered to be low given the site is visually well-contained with a weak relationship to the wider countryside and has a *'somewhat degraded character'*. Furthermore, the site has an existing vegetation and hedgerow buffer that *'would provide a durable and defensible new boundary for the Green Belt'*. The illustrative masterplanning that has been undertaken to date is supported by arboricultural surveying which demonstrates that the majority of hedgerows (and trees) located on the site can be retained.

4.8 The Green Belt Review concluded that parcel D-SS2 does *'not compromise the ability of the wider Green Belt to meet its purposes, nor is it judged to be highly sensitive to change in landscape terms'*. The Green Belt Review therefore recommended that boundary amendment be considered.

4.9 As such, it is evident that the site makes a negligible contribution to Green Belt purposes and that, accordingly, the release of the site would not give rise to significant harm in Green Belt terms. Land at Homefield, Bovingdon, therefore represents a suitable and sustainable candidate for allocation for residential development to help to meet identified housing needs.

4.10 The suitability and benefits of development at land at Homefield have been set out in previous representations and submissions to Dacorum, supported by a technical evidence base and masterplanning work. Taylor Wimpey is committed to working collaboratively with Dacorum to demonstrate the development potential of the site and ensure the prompt delivery of housing on the site which is capable of delivering the Council's emerging strategic objectives and policies, particularly with regards to Housing Mix and Affordable Housing provision in line with emerging Policy DM1 & DM2.

4.11 Dacorum's Site Assessment Study (AECOM, January 2020) further assessed the site's deliverability (suitability, availability and achievability) and concluded the *"site is in the Green Belt, but performance is strong on almost all other criteria. As such, the site is considered potentially suitable [for allocation] but with minor constraints"*. It is noted that the minor constraints highlighted in the assessment relate primarily to surface water flooding, archaeology and access. However, it is important to highlight the site's location within Flood Zone 1 and is therefore at lowest risk of flooding and sequentially preferable for residential development. Previous submissions to Dacorum have further demonstrated that suitable mitigation through Sustainable Urban Drainage Systems can be implemented so as not to cause increased risk of flooding on or off-site.

4.12 The Site Assessment further considers that the site may require further archaeological investigation. An Archaeological Desk Based Assessment (DBA) was conducted in 2016 (as submitted to Dacorum in 2019) to determine whether archaeology or built heritage presented a constraint to development of the site. The DBA found there to be no evidence of underground remains of significance, and therefore considered there to be no requirement for any additional archaeological investigation of the site. In terms of built heritage, the DBA concluded that development of the site would not impact upon the significance of any heritage assets located in proximity to the site.

4.13 The Interim Sustainability Appraisal (November 2020) also reaches the same conclusion, stating that the site performs well and constraints can be appropriately mitigated through the development process. The SA highlights only one area of potential constraint, stating *"while there is expected to be no technical issue to delivering access onto Green Lane, issues currently exist with*

on-street parking which give rise to highway safety issues and it is unclear how this could be effectively managed to ensure appropriate sight lines are achieved in addition to enhancing traffic flows at peak periods".

4.14 A detailed Transport Appraisal has previously been undertaken and submitted to Dacorum in 2019. This included a review of potential access points, which found that access from Green Lane would be the safest and most appropriate option, in line with guidance from the Local Highways Authority (HCC). The appraisal clearly demonstrates that appropriate visibility splays can be achieved, within the existing highway boundary, taking into account traffic conditions and traffic speeds.

4.15 Taylor Wimpey engaged HCC in formal highways pre-application discussions in January 2020. HCC stated no objection to the use of Homefield to access the site, confirming there was sufficient width to widen the road and appropriate measures would be reviewed at the time of a planning application in respect of existing on-street parking.

4.16 Notwithstanding the above demonstrated suitability of the access, the SA highlights the visibility constraints as a limiting factor to allocation of the site only due to the presence of other strongly performing alternatives like Growth Site Bv01: Grange Farm in Bovingdon. As such, given it can be demonstrated that suitable access can indeed be achieved to serve Homefield, it is appropriate to now reconsider the site as an additional allocation to help meet the required uplift in housing need.

4.17 Additionally, a review of the SA's assessment of the site shows that land at Homefield performs strongly against the assessment criteria, jointly with Grange Farm, achieving positive 'ü' scores against eight sustainability objectives.

4.18 As such, Dacorum's own evidence base supports land at Homefield as a suitable and sustainable candidate for allocation and this is supplemented by previous Taylor Wimpey representations, technical evidence and detailed site masterplanning. The site is considered capable of delivering circa. 145 dwellings and associated infrastructure, open space and landscaping as demonstrated within the enclosed Illustrative Masterplan (**Appendix 2**).

4.19 The case for exceptional circumstances in support of the release of land at Homefield from the Green Belt and allocation for residential development is therefore summarised as follows:

- In preparing a new Local Plan it is appropriate to consider revisions to the Green Belt consistent with the objectives of achieving sustainable patterns of development (including the aim of significantly boosting the supply of housing) and where exceptional circumstances apply;
- Insufficient non-Green Belt sites exist to meet housing needs in full and therefore it is appropriate to identify additional deliverable and sustainable Green Belt sites to contribute towards meeting identified housing needs;
- Land at Homefield, Bovingdon, makes a negligible contribution to Green Belt purposes, its release would not give rise to significant harm in Green Belt terms and a new Green Belt boundary with permanence can be achieved;
- The site is further located within a sustainable location, suitable to accommodate additional growth;

- The site is demonstrated to be suitable for residential development with no insurmountable environmental, technical or social constraints to delivery;
- The site is available for development now and being actively promoted by a willing landowner and national housebuilder committed to the early delivery of new homes to support the thriving community of Bovingdon;
- Development of the site for residential use is confirmed as a viable opportunity, capable of delivering Dacorum's strategic objectives and emerging policy requirements;
- For the purposes of the emerging Local Plan, the site should therefore be treated as a deliverable source of housing land with an expectation of completions achievable in the early part of the plan period (subject to removal from the Green Belt); and
- The combination of the above factors is therefore considered to warrant the 'exceptional circumstances' necessary to justify the release of the site from the Green Belt to deliver the much-needed additional new homes Dacorum needs and to contribute towards the sustainable development objectives of the Borough, balanced with the need to protect the Green Belt, where the Green Belt meets its stated

Yes / No
 * Yes
 * No

Proposal & Sites
Bovingdon Other Sites
comment

Included files

Title Bovingdon

ID EGS15137

Person ID 1270940

Full Name

Organisation Details CERDA PLANNING (ON BEHALF OF BOVINGDON PARISH COUNCIL)

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>As noted in respect of the response to Question 4, BPC is supportive of the principle of the site at Grange Farm, Bovingdon (Growth Area Bv01) being removed from the Green Belt and put forward as a positive allocation of land for housing within the settlement. Indeed, the Council's Topic Paper on Green Belt and Rural Area in support of the Emerging LP concluded that the Grange Farm site was considered to make the least contribution to the purposes of including land within the Green Belt of all land that was considered during the 2017 study for the settlement. It is considered that exceptional circumstances exist to support the release of the Grange Farm site from the Green Belt and to support its allocation for housing development in the Emerging LP.</p> <p>The Green Belt Topic Paper also considered a number of other sites along with that at Grange Farm that had been promoted through the earlier Site Allocations Plan in the light of the impact that they would have upon the purposes of including land within the Green Belt. It was determined as part of that exercise that those other sites would have had a greater impact upon the Green Belt if they were to be released. In addition, there are other issues in relation to their size, potential capacity, vehicular access, and their ability to provide land to support infrastructure improvements that counted against their suitability for housing allocation in the Emerging LP.</p> <p>Having regard to the specific requirements for the proposed Grange Farm housing allocation which are provided on pages 329-330 of the Emerging LP, it is reiterated that BPC has been engaged in the evolution of proposals for the site in question with the promoters of the development.</p> <p>It will, of course, be for the promoters of that site to ensure that those requirements can be delivered through the masterplan for the site should the proposed allocation of the site be confirmed in the adopted LP in due course.</p> <p>It is anticipated and expected that the proposed masterplan for the Grange Farm site will continue to evolve and remains an iterative draft at present with further evolution anticipated should the site be allocated through the Emerging LP, and BPC will wish to have a continued involvement in the evolution of the proposals for the site in the context of the ongoing LP through the upcoming stages, as well as within the context of a future planning application.</p> <p>BPC would wish to reiterate that, whilst it was previously anticipated that the Grange Farm site might be able to accommodate a greater number of proposed dwellings, it remains their opinion that the 150 new homes that is proposed</p>

within the Emerging LP should be seen as seen as an absolute maximum for this site in particular, and for Bovingdon as a whole. As noted previously in these representations, Bovingdon is not as sustainable a location as all of those other settlements across the Borough that are at the same level as or above it in the Settlement Hierarchy. Whilst it may be physically possible for the Grange Farm site to accommodate a greater number of houses, it would not be to the overall benefit of the village to do so.

Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS15138
Person ID	1270940
Full Name	
Organisation Details	CERDA PLANNING (ON BEHALF OF BOVINGDON PARISH COUNCIL)
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	
Yes / No * Yes * No	Yes
Proposal & Sites Bovingdon Other Sites comment	BPC is fully aware that there are a number of other sites on the edge of or beyond the outskirts of the existing settlement development boundary that will be promoted by other developers either as alternatives or in addition to the two sites that are currently proposed within the Emerging LP.

As indicated in other parts of these representations, and as the Council will be aware of from previous discussions with BPC in the drafting of the Emerging LP, BPC is content that the level of development that is being proposed within the settlement is, taking all things into consideration, of an appropriate and sustainable level for the development needs of the village within the current Plan period.

As noted previously, the Council's Background Topic Paper on the Green Belt and Rural Area (November 2020) supporting the Emerging LP, in respect of Bovingdon specifically, stated that the Grange Farm site was considered to make the least contribution to the purposes of including land within the Green Belt of all land that was considered during the 2017 study for the settlement.

As part of the 2017 Green Belt study, and as confirmed by the current Green Belt Topic Paper, aside from one other, the other sites that were considered to make either moderate (Duck hall Farm) or strong (Land North of Vicarage Lane) contributions to the purposes of including land within the Green Belt.

So far as Green Belt provisions are concerned, para.136 of the NPPF makes clear that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Thus, the Emerging LP is the correct process for re- considering Green Belt boundaries and work has been ongoing in this respect over a number of years, most recently as part of the background work as detailed appraisals of land within the Green Belt to support the Site Allocations document in 2017, and as shown in the Green Belt and Rural Area Background Topic Paper (November 2017) which supports the Emerging LP. As such, the Borough Council is content that the areas of land to be released from the Green Belt to accommodate the proposed levels of new housing right across the Borough is justified in the light in terms of the potential impacts upon the wider Green Belt.

With regard to Bovingdon, it is considered that the Council has explored in detail the changes that would be required to Green Belt boundaries in the context of removing land for the purposes of positive allocation, most notably for the proposed allocation of land at Grange Farm for housing purposes suitable to accommodate the expected growth of the village to satisfy the requirements of the housing strategy within the Emerging LP.

The analysis of the Green Belt around the village, and of the various other sites that have been promoted through previous plans and at earlier stages of the Emerging LP, has confirmed that there are no other suitable sites for the sustainable expansion of Bovingdon other than at Grange Farm. If, during the Emerging LP Examination, there are requests by the promoters of competing sites to increase housing numbers through additional allocations, or even to re-allocate the two proposed housing sites within the village, BPC would not wish to see any other land allocated for additional housing as it considers that the most suitable and sustainable location for the modest level of growth that has been proposed in the Emerging LP is at the Grange Farm site.

As noted previously in these representations, Bovingdon is not as sustainable a location as all of those other settlements across the Borough that are at the same level as it or above in the Settlement Hierarchy. Bovingdon does not benefit from the same level of access to and frequency of public transport service, nor does it enjoy the same level of ready access to the strategic highway network within the Borough as those other settlements. On balance, therefore, the lack

of sustainability that Bovingdon has in comparison to those other settlements, along with concerns over inadequate infrastructure within the village, is a principal factor in BPC's stance that the level of new housing that is proposed in the Emerging LP should be seen as an absolute maximum.

In addition, BPC would not wish to see any further land removed from the Green Belt as reserve sites to be safeguarded to long-term development needs as part of the Emerging LP. If there is a need for further land to be considered for release from the Green Belt beyond the end of the current Plan period, that should be a matter for further detailed investigation and consideration at the appropriate time.

As part of the background work to inform the preparation of the Emerging LP, an Urban Capacity Study (incl. Windfall Assessment) was undertaken as part of the Strategic Housing Land Availability Assessment, the Main Report and Appendices for which was also published in November 2020. The core objective of the study was to determine how much development was likely to come forward in the built-up areas of the six main settlements across the Borough for the Plan period. Bovingdon is, of course, one of those settlements.

The outcome of the Urban Capacity Exercise for Bovingdon identified six potential 'windfall' sites, further details of which can be seen in the site pro-formas at Appendix B of the study. The six sites that were identified were of varying size and potential capacity, the study indicating that it would be possible to provide in the region of some 123 additional dwellings, although the final numbers would be dependent upon layout and density. The largest of these sites, Bov02 – Land East of High Street and the site of the existing Bovingdon Primary Academy, would be released for development due to land for a new educational facility being safeguarded within the proposed Grange Farm allocation.

The potential for these sites to come forward as 'windfall' sites throughout the Plan period, along with the two proposed housing allocation sites at Grange Farm and Molyneaux Avenue, will also negate the need to provide additional housing land outside of the village development boundary without the need to release further land from the Green Belt.

Included files

Title Bovingdon

ID EGS15310

Person ID 1250151

Full Name Andrew Marsh

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	Bv01: Grange Farm This sites falls within the wider setting of a number of designated heritage assets, and although some distance away development here has the potential to impact on the significance of these through a change in their settings. These include three Grade II listed buildings - Whepley Ash Farm; East and South barns at Whepley Ash Farm; and White Hart Cottage - as well as Slight univallate hillfort on Whepley Hill Scheduled Monument situated to the north-west of the site. While development of Bv01 appears feasible, a Heritage Impact Assessment (HIA) will be required to confirm its suitability, and to inform any development criteria that may be required to mitigate harm resulting from development.
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS15384
Person ID	1248890
Full Name	Mr Stuart Oldroyd
Organisation Details	Whiteacre Ltd
Agent ID	1270853
Agent Full Name	Jon Goodall
Agent Organisation	DLP Planning Limited
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	Policy Bv01: Grange Farm, Bovingdon The Council has previously identified (and maintains the view) that exceptional circumstances exist to support the amendment of Green Belt boundaries surrounding the settlement to facilitate growth. Within the emerging draft Local

Plan, the Council states that this remains an appropriate strategy including draft allocation of the Grange Farm site, which Whiteacre supports.

It has to be recognised however, that there has been some degree of uncertainty regarding reasonable alternatives for the overall scale of housing growth in Bovingdon and the future requirements that development must meet, in terms of infrastructure delivery.

Grange Farm has however emerged as the likely preferred allocation option (for up to 150 dwellings), but equally this is substantially lower than a total of 600 units from a combination of site options that the Council has explored previously, with the outcome that the proposed scale of development effectively utilises the capacity for growth in existing services and facilities (most notably education capacity, it is understood).

However, the development of Grange Farm would be appropriate in itself by reference to its draw on local services and facilities, in particular education. The site provides additional benefits through the safeguarding of land.

Indeed, the Council has simultaneously sought to ‘future-proof’ how future needs for development may be met through requiring reservation of a site for a replacement Primary School (up to 3FE) within the Grange Farm site, alongside fulfilling the overall requirements for plan-making. The soundness of the Local Plan’s proposals for Bovingdon and the Council’s case for exceptional circumstances can be closely assessed against the requirements of paragraphs 136 to 138 of the NPPF (2019) and the impacts on infrastructure and benefits of development will come into the balance.

The development at Grange Farm therefore satisfies the requirement to support and reinforce the Council’s case for exceptional circumstances at all subsequent stages for preparation, submission, and examination of the Plan.

Whiteacre understands that local residents are concerned that the High Street is already congested, which could lead to resistance to development at the Eastern end of Bovingdon. This was highlighted as a concern by residents in the latest Neighbourhood Plan Grange Farm lies at the opposite end of the village to the High Street and thus has very little impact on this important issue. Other ‘housing option’ sites would be likely to exacerbate that problem, whereas the development of Grange Farm will not give rise to local resistance relating to High Street congestion.

Indeed, if the current school site were to be partially or fully relocated onto Grange Farm, then one of the main causes of peak time High Street congestion would be permanently removed to a less congested part of the village. Subject to establishing the detailed land requirements, we are open to exploring ways in which part of the Grange Farm site could be made available to provide that important public benefit.

Whiteacre understands that residents are concerned that existing flooding problems may be exacerbated by any large-scale development in Far from worsening this problem, the development of Grange Farm can incorporate well-designed features which have been proven will alleviate the current flooding issues in Bovingdon. Overland flow diagrams and drainage strategy designs for Grange Farm show how existing floodwater flows will be intercepted and attenuated, within the proposals for Grange Farm (see Appendix 3 for the list of technical reports).

At present, floodwater can travel unconstrained from West to East across the undeveloped Grange Farm fields, allowing residential areas to the East to suffer from surface water The drainage design shows that the development of Grange Farm can incorporate flood water management features which will capture those flows, store excess surface water and

create deep boreholes for percolation into the ground, before those flows can reach either the proposed development, or the rest of the village.

Those features have been modelled to the satisfaction of Hertfordshire County Council (HCC) to demonstrate that the flooding which has given rise to so much past local concern could be permanently alleviated by the proposed development of Grange Farm.

To summarise, Whiteacre supports the proposed allocation of Bv01 at Grange Farm and considers it to provide substantial benefits, including:

- Sustainable and accessible location well related to the settlement of Bovington
- 150 new homes will be provided, meeting most of the village's housing need
- 40% of the new homes will be affordable
- The site can accommodate a 80-place nursing home helping to meet the needs of a growing population
- 3 hectares will be safeguarded for the provision of a new village school
- Surface Water Drainage Improvements including benefits to the wider settlement
- Substantial Community Infrastructure Levy (CIL) contribution
- Traffic from Grange Farm will be able to proceed to Chesham or Hemel Hempstead without using the High Street
- New pedestrian and cycle linkages will be provided linking with the rest of the village by non-car means of transport
- Bus service enhancements will be funded by the development
- Development of Grange Farm will have a lower impact on the Green Belt and countryside beyond the village than any of the other competing sites
- Retention of almost all trees and screening, including the creation of buffer planting zones on the edges of the site
- New Public open spaces will be created within the development, including equipped play areas for the benefit of the whole village

Based on the observations across these wider representations it is requested that these requirements and opportunities are reflected in the following appropriate modifications to proposed Policy Bv01: Grange Farm:

Allocated for (key development and land use requirements)

- Around 150 dwellings, subject to masterplanning;
- Land to be safeguarded for a primary school (3ha);
- **Land for Specialist Elderly Housing (up to 6ha / 80 beds);**
- **Retention of existing dwellings and commercial uses within the allocation boundary;** and
- Public open space

Site-specific requirements

Urban Design Principles:

- Green and Blue Infrastructure should be an integral part of the design process leading to connected infrastructure both within the development and on neighbouring sites

Access, Highways, and Sustainable Transport:

- **Primary Residential** Access together with access to safeguarded school site to be provided via Green Lane with secondary access to specialist elderly housing separately from Chesham Road.
- Working with providers, contribute towards bus service enhancements in the area
- Connect to existing footpaths, cycleways and Public Rights of Way (PRoW) wherever possible to enhance permeability and connectivity and secure compensatory measures to offset the amendment of Green Belt boundaries.
- Contribute towards new/enhanced pedestrian and cycle links with Bovingdon High Street including off-site enhancements.

Social and Community:

- Provide three hectares of land for and contribute towards the delivery of a new primary school on site.

Environmental Health:

- Undertake contaminated land investigations to ensure that the land is safe and suitable for the intended use

Landscape Considerations:

Development will need to take account of and/or mitigate the following landscape sensitivities:

- the layout and historic orientation and development pattern of Bovingdon;
- existing hedgerows and screening; and
- vegetated skylines.

Biodiversity and Green Infrastructure:

- As part of delivering a net gain in biodiversity, deliver biodiversity enhancements on site including through new SuDS measures.
- Ensure new opportunities link with existing corridors in the vicinity of the site, including the Local Wildlife Site to the south west.

Historic Environment and Cultural Heritage:

- Retain existing hedgerow on western corner of site to conserve the setting of the listed building White Hart Cottage (Grade II).

Flood Risk and Drainage:

- Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates. Measures which achieve this should be discussed and agreed with Hertfordshire County Council's ecologist, flood engineer and the Environment Agency and demonstrate delivery of betterment to existing surface water flooding issues affecting the wider settlement.
- Any development will need to have regard to the recommendations of the Level 2 Strategic Flood Risk Assessment for this site.

The Council has previously identified (and maintains the view) that exceptional circumstances exist to support the amendment of Green Belt boundaries surrounding the settlement to facilitate growth. Within the emerging draft Local

Plan, the Council states that this remains an appropriate strategy including draft allocation of the Grange Farm site, which Whiteacre supports.

It has to be recognised however, that there has been some degree of uncertainty regarding both reasonable alternatives for the overall scale of housing growth in Bovingdon and also the future requirements that development must meet, in terms of infrastructure delivery.

Whiteacre supports the proposed allocation of Bv01 at Grange Farm and considers it to provide substantial benefits.

Whiteacre therefore suggests the following appropriate modifications to proposed Policy Bv01: Grange Farm on:

- Allocating land for specialist elderly housing
- Secondary access to specialist elderly housing from Chesham Road.
- Secure compensatory measures to offset amendment to Green Belt boundaries.

Demonstrate delivery of betterment to existing surface water flooding.

Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	Whiteacre Ltd Agent - - DLP Planning Reg 18 Representations Report OBO Whiteacre Ltd vf Appendices.pdf
Title	Bovingdon
ID	EGS15619
Person ID	1154177
Full Name	Nikki Hamilton
Organisation Details	Development Co-ordinator Herts & Middlesex Badger Group
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Bovingdon comment	Bovingdon: No issues with either site at present
Yes / No * Yes * No	
Proposal & Sites Bovingdon Other Sites comment	
Included files	
Title	Bovingdon
ID	EGS15690
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Bovingdon comment	<p>Growth Area Bv01: Grange Farm</p> <p>Recognised ecology sites within Site</p> <p>No</p> <p>Recognised sites adjacent/close to site</p> <p>Across the road from 'Bovingdon Brickworks Central' LWS.</p> <p>Other features</p> <p>Undeveloped land. A number of fields, mature hedgerow through site and around boundary. Farm buildings on eastern side. South-eastern end is across the road from Bovingdon Village Green.</p> <p>Protected species</p>

Bats are known to be in the area. There may be potential for nesting birds in trees and roosting bats in mature trees and buildings if suitable roosting features are **present**.

Opportunities

Retain trees and hedgerows. Provide green corridor on southern boundary running south-east / north-west. Consider Biodiversity Net Gain measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates. If whole site or a significant area is lost to development, consider measurable biodiversity offsetting to mitigate for loss of semi- natural habitats.

Biodiversity Net Gain (BNG)

Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric 2.0 or subsequent versions thereof.

Ecological sensitivity

Low as considered unlikely to have significant habitats. Avoid light spill on adjacent trees / woody habitats.

Fundamental ecological constraint

None. Ecological Appraisal may be required. Preliminary Roost Assessment may be **required**.

Yes / No

* **Yes**

* **No**

Proposal & Sites
Bovingdon Other Sites
comment

Included files

Title Bovingdon

ID EGS15691

Person ID 1207333

Full Name Growth Team

Organisation Details Growth team
Hertfordshire County Council

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Bovingdon comment	<p>Growth Area Bv02: Chesham Road and Molyneaux Avenue</p> <p>Recognised ecology sites within Site</p> <p>No</p> <p>Recognised sites adjacent/close to site</p> <p>No</p> <p>Other features</p> <p>Undeveloped land with grassland, scrub, scattered and clustered trees, hedgerows.</p> <p>Protected species Opportunities Biodiversity</p> <p>There may be potential for nesting birds in trees; roosting bats in mature trees if suitable roosting features are present; and reptiles in rough vegetation.</p> <p>Opportunities</p> <p>Retain trees and hedgerows. Provide green corridor to adjacent habitats. Consider Biodiversity Net Gain measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates. If whole site or a significant area is lost to development, consider measurable biodiversity offsetting to mitigate for loss of semi-natural habitats.</p> <p>Biodiversity Net Gain (BNG)</p> <p>Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric 2.0 or subsequent versions thereof.</p> <p>Ecological sensitivity</p> <p>Low as considered unlikely the habitats will be of ecological significance. Avoid light spill on adjacent trees / woody habitats.</p>

Fundamental ecological constraint

None apparent. Ecological Appraisal may be required.

Preliminary Roost Assessment may be required.

Yes / No* **Yes*** **No****Proposal & Sites
Bovingdon Other Sites
comment****Included files****Title**

Bovingdon

ID

EGS15712

Person ID

1273151

Full Name

Ms Megan Green

Organisation DetailsSenior Planner
Thakeham Homes Ltd**Agent ID****Agent Full Name****Agent Organisation****Yes / No*** **Yes*** **No****Proposals and Sites
Bovingdon comment**Chesham Road/Molyneux Avenue (Growth Area Bv02 - Chesham Road and Molyneaux Avenue)
Availability;

Within the Site Allocations 2006-2031 document adopted in July 2017, the site is allocated under reference LA6 (Chesham Road / Molyneux Road) for 60 dwellings. This site is due to bring forward homes from 2021 onwards, in accordance with Policies CS3: Managing Selected

_Development Sites. The document allows flexibility for these sites to come forward sooner than 2021 if required – for example if the Council cannot demonstrate a sufficient five-year housing land supply. The Council cannot currently demonstrate a five-year housing land supply (as demonstrated in a recent Appeal Decision) yet the Molyneux Avenue site has still not come forward for development. The Site Allocations document acknowledges there will need to be a

lead-in period in order to allow practical delivery from 2021, as no planning applications have been submitted to date on the site (as of 25th February 2021). The delivery of this site is uncertain and unlikely to come forward this year. It is also relevant that this site's capacity has been re-assessed as being suitable for 40 dwellings (as opposed to the original 60 allocated in July 2017). This 33% reduction in site capacity strongly suggests that physical constraints to development have been identified, which calls into question the robustness of the decision to re-allocate the site in the draft Plan.

There is doubt over the availability and perhaps even achievability of this site, which are tests of 'deliverability' in the NPPF. Proof of availability should be sought to ensure this site can come forward in the timescales expected.

Thakeham raises the following constraints which have a bearing on the suitability of the Chesham Road/Molyneaux Road site for residential purposes;

- **Archaeology** - As demonstrated in the examination documents associated to the Site Allocations document 2017, the County Archaeologist stated that due to the site's proximity to the historic Bovingdon Airfield (which is of significance to World War Two), there is the risk of archaeological remains on site. In addition, the archaeologist noted that based on the surrounding area, there is also potential for prehistoric and Roman remains meaning that there may be archaeological findings worthy of preservation in This may affect the developable area of the site as well as timeframes for delivery.
- **Reservoir** – Due to the existence of a large steep-sided drainage reservoir within the bounds of the site, Thakeham questions the suitability of developing so close to this Thakeham questions whether reservoir breach scenario modelling is required and if so whether this work has been completed, as this may have a serious impact on the developable area.
- **Off-Site Highways Works** – The previous site allocation (LA6) incorporated a number of highways and access principles (page 33) including off-site road junction improvements where appropriate. In the proposed policy wording in the draft Local Plan, Thakeham questions why there is no longer the requirement to provide off-site road junction
- **Connectivity/Sustainability:** The Council itself states in the Sustainability Appraisal that there is *"a busy road separating the site from the village centre which may pose an accident risk and discourage the elderly, disabled people and children from moving*

around freely in the area.” On this basis, Thakeham questions the suitability of the site, if families/elderly may be discouraged from walking into the village.

- **Easements** – As shown in the ‘Adopted Master Plan for Local Allocation LA6 document, there is a gas pipeline which crosses the site in multiple areas which will have an easement corridor that will need to be respected and no construction will be permitted within the easement, therefore the quantum of development on the site will be The Council should therefore ensure that the proposed scale of development is appropriate considering the need to avoid the easement corridor, Thakeham would also question whether any diversions would be needed which may impact the viability of the site.
- **Private Foul and Surface Water Pipe** – Thakeham would like to highlight that whilst the Site Allocations 2006-2031 document at Policy LA6 mentioned that a combined private foul and surface water pipe crosses the site (paragraph 4.38), this constraint is not shown on the plan on page 27 of that document. Since this will require an easement, it may also impact upon the developable area.

Site Allocations 2006-2031 Policy LA6 Allocation Constraints Plan – Page 27

- **Ecology** – In the Council’s Sustainability Appraisal (November 2020), the site is said to be within “a high value local biodiversity wildlife corridor” (page 277). Thakeham questions whether appropriate buffers to the existing ecological habitat have been considered as part of the capacity study on the site. The developable area of the site should be updated to respect the required buffer

Flooding - Thakeham questions the suitability of the proposed allocation due to its risk of surface water flooding. Thakeham also raises concern that the policy wording (page

331 in the draft Local Plan) states “*Surface water run-off rates as a result of development of the site should not exceed existing Greenfield run-off rates.*” This policy would appear to contradict the Council’s Delivery Strategy under Paragraph 23.183 (draft Local Plan) which states one of the focus points for development in Bovingdon is “flood alleviation measures”. Notwithstanding the current surface water flood risk on site and its proximity to an existing reservoir, in order to align with its Delivery Strategy, the Council should insist that the greenfield run off rate be bettered, not just replicated.

- **Community Cohesion/Neighbouring Site Uses** – as raised in the Sustainability Appraisal of the site (Page 278) it is acknowledged that the site is located near the existing prison which could result in anxiety related to the fear of crime. Thakeham questions the suitability of the site for residential purposes given its proximity to both the existing prison and Airfield. Thakeham also questions whether there is the market demand to live in this particular location and whether this would impact upon the financial viability of the site.

To conclude, Thakeham’s assessment of the Chesham Road/Molyneux Avenue allocation demonstrates that there are serious concerns that the site does not meet the test of being deliverable as there are a number of issues regarding the availability, achievability and suitability.

As will be demonstrated within these representations, Land at Fox Meadow withstands the tests of 'deliverability' and provides new homes and amenities for the wider public benefit. In short, Land at Fox Meadow should be considered a more appropriate site allocation than the Chesham Road/Molyneux Avenue site.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Bovingdon Other Sites
comment

Included files

[Thakeham Homes - Megan Green - Fox Meadow Bovingdon Written Representations. Feb 2021_Redacted.pdf](#)

Title

Bovingdon

ID

EGS15713

Person ID

1273151

Full Name

Ms Megan Green

Organisation Details

Senior Planner
Thakeham Homes Ltd

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites
Bovingdon comment

Grange Farm (Growth Area Bv01: Grange Farm)Land at Fox Meadow, Bovingdon

As shown in the appended Vision Document, this Site could deliver approximately 50 new homes including much-needed affordable homes, a new community / Scout hall, junior sports pitch and play space for the benefit of the wider community. The Site and its access via Louise Walk is controlled in its entirety by Thakeham, who will construct development on the Site, with no impediments to development.

The Site is located in the village of Bovingdon, less than 650 metres (0.4 miles) from the village centre which offers a wide range of facilities and services including primary school, doctors' surgery, dentist, convenience stores, independent retailers, hairdressers, post office, public houses and restaurants. It is also immediately adjacent to two local sports clubs and close to

the cricket club. All local amenities are within easy walking and cycling distance, Bovingdon Primary School and High Street are a 10 minute walk from the Site.

The area surrounding the Site has an edge of settlement character and appearance with considerable residential influences. To its western boundary lie a tennis club and a football club with their associated buildings and car parking. The Site is not within/close to a Conservation Area nor any statutory or locally designated ecological site. As such, given the Site's sustainable location, proximity to the centre of Bovingdon and the need for minimal infrastructure provision, the Site is considered to be suitable for residential development. This is considered in more detail below.

For a scheme of this size the intention would be to make a full planning application meaning it will therefore be possible to implement the scheme immediately following the discharge of any relevant pre-commencement conditions. The Site would therefore deliver new homes within the first five years of the plan period and should be considered achievable for development in accordance with the NPPF.

Yes / No

* **Yes**

* **No**

**Proposal & Sites
Bovingdon Other Sites
comment**

Included files

[Thakeham Homes - Megan Green - Fox Meadow Bovingdon Feb 2021. Appendix 1 - Site Location Plan.pdf](#)
[Thakeham Homes - Megan Green - Fox Meadow Bovingdon Feb 2021. Appendix 2 - Vision Document.pdf](#)
[Thakeham Homes - Megan Green - Fox Meadow Bovingdon. Appendix 3 - Statement of Community Involvement.pdf](#)

24 Markyate Proposals & Sites responses

Title	Markyate
ID	EGS73
Person ID	1253620
Full Name	John Howard
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS392
Person ID	1260058
Full Name	Redbourn Parish Council
Organisation Details	
Agent ID	1260042
Agent Full Name	David Mitchell

Agent Organisation	Redbourn Parish Council
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS490
Person ID	1258240
Full Name	Adele Giles
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	

Title	Markyate
ID	EGS670
Person ID	1261122
Full Name	Mark Slade
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS1296
Person ID	1259116
Full Name	Tring in Transition (TinT)
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No

Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS2233
Person ID	1262755
Full Name	Karen Johnson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	No
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS2438
Person ID	1227518

Full Name	Mr John LOWRIE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS2829
Person ID	1263206
Full Name	Andrew Farrow
Organisation Details	Great Gaddesden Parish Council
Agent ID	1253616
Agent Full Name	Andrew Farrow
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	

Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS3007
Person ID	1258924
Full Name	Natalia Maghdoori
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Markyate comment	
Yes / No * Yes * No	No
Proposal & Sites Markyate Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development</p>
Included files	
Title	Markyate
ID	EGS3097

Person ID	1263499
Full Name	Mrs Angela Burgin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Markyate comment	
Yes / No * Yes * No	No
Proposal & Sites Markyate Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development</p>
Included files	
Title	Markyate
ID	EGS3114
Person ID	1261485
Full Name	Douglas Adams
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	
Proposals and Sites Markyate comment	
Yes / No * Yes * No	Yes
Proposal & Sites Markyate Other Sites comment	Surplus brownfield office space.
Included files	
Title	Markyate
ID	EGS3243
Person ID	1263566
Full Name	Frances Read
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate

ID	EGS3412
Person ID	1263763
Full Name	Adam Kindred
Organisation Details	CBRE
Agent ID	1263757
Agent Full Name	Adam Kindred
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	<p>Growth Area Mk01: South of London Road</p> <p>Our comments in respect of this site arise following broader questions on the approach to the Spatial Strategy that have been raised earlier and, specifically the growth taken by Markyate relative to Kings Langley. Paragraph 104 of the NPPF (2019) is clear that polices <i>‘support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities.’</i></p> <p>In addition, Paragraph 103 of the NPPF (2019) states <i>‘the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.’</i></p> <p>From the evidence base collated by Dacorum it is clear that as a settlement Kings Langley is materially better placed in sustainability terms to meet growth needs (see notably Paragraph 2.30 of the Development Strategy Paper (2020)). In this vein our specific comments on Mk01 is to dispute the soundness of allocating 150 homes in this location in light of the wider spatial portrait and connectivity of Dacorum.</p> <p>The Sustainability Appraisal November (2020) states <i>‘Option Cii considers higher growth at the villages of Bovingdon and Kings Langley, building upon their strengths as having a larger range of local services and facilities when compared to Markyate, and also that Kings Langley has better access to public transport.’</i> Whilst this is acknowledged in the evidence it is not reflected in the approach to housing allocations in Markyate.</p> <p>In addition to being an important consideration for transport policies in its own right, it is equally important to consider against the approach of the NPPF in respect of Green Belt release. Paragraph 138 of the NPPF (2019) is clear that <i>‘when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should be taken into account.’</i> In this vein the extent of Green Belt release proposed in Markyate, relative to Kings Langley, is not considered justified or consistent with the NPPF.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS3463
Person ID	1263124
Full Name	Andrew Criddle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS3642
Person ID	1145631
Full Name	Mr Alastair Greene
Organisation Details	Clerk Little Gaddesden Parish Council

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS3761
Person ID	1263921
Full Name	sarah diehl
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	

Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS4374
Person ID	1264326
Full Name	Deborah Sinclair-Day
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	<p>150 homes to the south of the site in the location shown is a flood risk. Greenfields should not continue to be built on as it exacerbates this problem.</p> <p>No green transport option is suggested. i.e. new bus route, car free development.</p> <p>Additonal air and light pollution to the village.</p> <p>Hicks Road c13 dwellings.</p> <p>Hicks Road is at capacity for traffic and car parking. Cars accessing and egressing this site will cause further congestion on an already congested road into and out of the village. The pavement widths are not wide enough and in any event cars park on the pavements forcing pedestrians to walk in the road.</p> <p>Noise, light and air pollution on the site and surrounding residents would be an issue.</p> <p>This again exacerbates flooding issues.The heritage in the village is gradually being eroded whether listed or otherwise. Heritage buildings should be treated as an asset to the village and not demolished to make way for more housing.</p> <p>Watling Street. c20 dwellings. The same comments as above apply to this site.</p>
Yes / No * Yes	

* No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS4483
Person ID	1264396
Full Name	Hannah Smith
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	<p>I am very concerned about the development plans for Markyate. The little village cannot support such plans. The school is very little, the local secondary schools are already over subscribed and the children and being shipped too far out to schools as it is. The planned sites are in location of several thriving businesses in the village which are vital to creating the community I've lived in all my life. The empty units on Hicks Road are a huge worry as I believe there was no intent of them ever being let out. The prices were extortionate pricing locals out of the area. It also has not being enough of a temptation to bring other businesses out to Markyate.</p> <p>I strongly object to Changing the infrastructure in the ways planned as it will completely change the village feel which is why we choose to live here. The roads cannot cope as it is and in non covid times, the old A5 is extremely slow morning and evening during rush hour. If you add all the planned houses, this will be even worse. I do not want these plans to go ahead. It will affect the value of my property adversely and I am not happy with them.</p>
Yes / No * Yes * No	No
Proposal & Sites Markyate Other Sites comment	
Included files	

Title	Markyate
ID	EGS4491
Person ID	1264398
Full Name	Caroline Merritt
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	<p>Too many houses. Destroying the countryside.</p> <p>hicks road has lack of parking as it is without adding more properties.</p> <p>the infrastructure is struggling already. The gp surgery, school and roads will not cope with the number of new people planned.</p> <p>thd electricity is already an issue, we have multiple blackouts. The added properties will add extra issues that the electricity board will not manage.</p> <p>flooding is an issue in the area abd you are adding extra houses that will be at risk of flooding</p>
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS4547
Person ID	1261836
Full Name	Richard Sutton
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	No
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS5241
Person ID	1264608
Full Name	Nicola Beadle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	

Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS5310
Person ID	1264532
Full Name	Robert Clarke
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS5359
Person ID	1262731
Full Name	Julie Battersby
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	The consultation period is too short and I have not had time to consider the site specific proposals for Markyate.
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS5412
Person ID	1263101
Full Name	Richard Hall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	

Title	Markyate
ID	EGS5516
Person ID	1264647
Full Name	Richard Burnell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS5555
Person ID	1264048
Full Name	Alison Fraser
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No

Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS5575
Person ID	1264491
Full Name	Paul Wade
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS5790
Person ID	1144878

Full Name	Mr Peter Moore
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS5859
Person ID	1264757
Full Name	Danielle McGlynn
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	MK01 / MK02 MK03 - STRONGLY OBJECT TO ANY BUILDING OF DWELLINGS AND INCREASE IN THE SIZE OF MARKYATE VILLAGE The proposed development to the south of Markyate (MK01), goes against the purposes of the Greenbelt as described in the NPPF. Any urban sprawl into the Greenbelt area would effectively narrow the gap between Markyate and Flamstead,

with an eventual outcome of potentially fusing the two villages, which is totally contradictory if the aim in this plan is to protect small villages and keep settlements with separate identities.

Secondly, the identified Growth Area MK01 is a flood plain - building on this land puts existing dwellings in Markyate at greater flood risk in the future, let alone the flood risk to the new builds. Flooding is already an issue for Markyate village, particularly those dwellings in the Hicks Road area. The river Ver floods every 5/6 years and further building on the villages flood plains could be catastrophic for the village (not to mention for the proposed new dwellings). It would also destroy natural habitats, ecology and environments.

IMPORTANT NOTE: MPs are currently calling for an immediate end to building on land considered to be at high risk of flooding and this is something that the Environmental Agency might reasonably introduce in the near future. If so, plans for this particular proposal is on precarious grounds already and potentially, will not actually be possible in the during the timeline of this Plan.

The village of Markyate can only just be considered a large village, and more for its population than its size. Its larger population is due to the fact that it has a greater number of flats and townhouses squashed into a smaller space than its sister village, Flamstead, but in reality, it is pretty much a small village in Green Belt and should be protected like other small villages. The children of the villages of Redbourn, Flamstead and Markyate already struggle to secure school places. Local secondary schools in Harpenden are over subscribed and village primary schools are not big enough to cater for increasing populations. Small, village schools are an important part of village community and often the reason why parents chose them for their children, over larger schools in towns. An increase in housing would mean having to extend the size of these small primary schools to cope with increased capacity, thus taking away forever all the character and benefits of attending a village school. Any further developments in these villages would be detrimental to the education of the children living there by increasing the number of children competing for school places.

Yes / No

* **Yes**

* **No**

Proposal & Sites Markyate
Other Sites comment

Included files

Title Markyate

ID EGS5915

Person ID 1264752

Full Name Chris Brown

Organisation Details

Agent ID

Agent Full Name

Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS5951
Person ID	1262737
Full Name	Andrew Cassels
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	

Title	Markyate
ID	EGS6137
Person ID	1264847
Full Name	Cheryl Newcomb
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	<p>Given the recent high level of development in Markyate, (40 homes in greenfield allocation and 79 homes in redevelopment of former industrial premises) where no additional infrastructure was provided - the proposed redevelopment of the doctors surgery was not undertaken/badly managed by the development company and the additional retail units at Sharose Court have been empty since being built, as well as the fact that the local road network is constrained and the village suffers from congestion and on street parking problems, the village cannot currently cope, and further homes being built will only add to these issues. The plan does not outline at all how to deal with the additional traffic, parking and congestion, nor any additional infrastucture proposals. The only mention of employment in the plan is to preseve the retail units at Sharose Court which have stood empty since being built. However, the Plan outlines two development sites which are currently businesses and so development of these sites (at Watling Street and Corner of Hicks Road) will result in loss of important infrastructure in the village and loss of employment opportunities (gym, cafe, garage, barber). All three proposed sites are in areas prone to flooding which raises concerns about suitability.</p> <p>The development at South of London Road of 150 dwellings would put too much pressure on the local road network. Given that Markyate does not have a public transport service fit for purpose, and a lack of local employment opportunities, reliance on cars is very high and this would add to not only the CO2 emissions of the local area, but also to additional traffic on already highly congested routes and inadequate parking supply given the low standards set in the Dacorum Parking Standards SPD. This land is also prone to flooding and so should be deemed unsuitable for development. The junction of London Road/A5183 is already heavily congested at peak times and so the addition of cars for 150 homes would make this much more congested and potentially dangerous given the number of vehicles that would be turning into a major A-road.</p> <p>The development of 13 dwellings at the corner of Hicks Road/High Street would mean the loss of several businesses, losing important infrastructure for the village as well as employment opportunities. This is also in the conservation area, and development of so many dwellings would not conserve or enhance the conservation area and would have a negative impact upon the character of the historic village as well as listed buildings in the vicinity. This junction is highly congested</p>

with residents from neighbouring villages and towns including Dunstable and Hemel Hempstead using Buckwood Road/Pickford Road and then Hicks Road as a short cut to access other major roads such as the M1 and M25 leading to high levels of traffic at peak time. Given the narrow roads and pavements here due to the historic nature of the village, the roads are unsuitable for the volume of traffic let alone adding to this by building new dwellings. The pavement at this junction is dangerous for pedestrians given the number of vehicles that regularly mount the kerb to turn into and out of the junction. As mentioned previously, parking is an issue given a lack of adequate public transport connections, and so adequate parking measures would be needed.

Development of 20 dwellings at Watling Street - loss of businesses, prone to flooding, same congestion and parking issues as above.

Given current parking issues in the village, a parking stress survey should be undertaken if any development were to go ahead.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Markyate
Other Sites comment**

Included files

Title Markyate

ID EGS6285

Person ID 1264834

Full Name Ilina Jha

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No No

* **Yes**

* **No**

**Proposals and Sites
Markyate comment**

Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS6421
Person ID	1264750
Full Name	Neil Joyce
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS6638
Person ID	1265007
Full Name	Duncan Brown
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS6832
Person ID	1265036
Full Name	Tom Burrows
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	
Yes / No * Yes * No	

Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS7097
Person ID	1263561
Full Name	Alexander Bhinder
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	Too late to elaborate.
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS7120
Person ID	1265146
Full Name	David Gibson
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	I oppose this development on the basis that it absorbs an area of the green belt and impinges on an internationally important chalk stream which flows through the area allocated for development. Thanks to conservation efforts water is returning to the River Ver and in future years it is likely to flood in this area. The river needs to be protected.
Yes / No * Yes * No	No
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS7348
Person ID	1262256
Full Name	Sarah Marshall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	MK01 MK02 MK03 The entrances and exits to the village are already ridiculously busy. There are OFTEN problems on the A5 and M1 which cause huge amounts of extra traffic to drive through Markyate. The roads here are naturally narrow and not designed for the amounts of traffic using them.

The school is not big enough and does not have the capacity for the children already living in the village.

The 2 playgrounds are the only activities available to younger children (1 of which is not useable for most of the year due to the muddy bog it becomes in colder/wetter weather and the lack of any shade means most of the equipment is too hot in summer). There is 1 toddler session a week, term time.

There is nothing for teenagers/young people to do.

There are frequent power cuts across the village and flooding at various locations (including Hicks Road, another proposed site).

Local jobs are few and far between.

The local area is a beautiful medium sized village, surrounded by areas of natural outstanding beauty. There are many endangered species here. Bats, water voles and I'm sure if the correct research is completed many more will be and have been identified.

Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS8348
Person ID	1266200
Full Name	ROGER HANDS
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	South of London Road site on the Ver is another example of inappropriate development. See comments above on connectivity, bank and riparian areas and building on the natural flood plain.
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS8364
Person ID	211117
Full Name	Mr Michael Heylin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	South of London Road site on the Ver is another example of inappropriate development. See comments above on connectivity, bank and riparian areas and building on the natural flood plain.
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	

Included files	
Title	Markyate
ID	EGS8377
Person ID	1266205
Full Name	DI HAMMOND
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	South of London Road site on the Ver is another example of inappropriate development. See comments above on connectivity, bank and riparian areas and building on the natural flood plain
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS8717
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	
Proposals and Sites Markyate comment	<p><u>Transport</u>. Bus services only run northbound on London Rd/High St. Most of site is within recognised accessibility criteria of a northbound stop, but southbound stop further away. Moving or providing additional stops would improve bus The site not large enough to improve services (2 x 1- hourly routes).</p> <p>Growth Area MK02: Corner of Hicks Road/High Street and MK03: Watling Street</p> <p><u>Transport</u>. Bus services only run northbound on London Road/High Street. Northbound stop on High Street within recognised accessibility criteria of most of site, southbound stop on the A5183 would need to be added to allow accessibility to southbound services.</p>
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS8836
Person ID	1158356
Full Name	Colin Blundel
Organisation Details	Planning Officer Chiltern Society
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Markyate comment	
Yes / No	Yes

* Yes	
* No	
Proposal & Sites Markyate Other Sites comment	No specific sites, but a review should be undertaken in the urban areas to identify any buildings no longer in business use for conversion to residential use.
Included files	
Title	Markyate
ID	EGS9352
Person ID	1267365
Full Name	Mr Jont Cole
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Markyate comment	
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan. Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.
Included files	
Title	Markyate
ID	EGS10469
Person ID	1268450

Full Name	JOSEPH STOPPS
Organisation Details	DACORUM GREEN PARTY
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	The plan already proposes over-expansion of Dacorum.
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS10499
Person ID	869129
Full Name	Ms Ann Hetherington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Markyate comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No
* **Yes**
* **No**

Proposal & Sites Markyate
Other Sites comment

Included files

Title Markyate

ID EGS10603

Person ID 1268726

Full Name DR ADRIENNE GARNER

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites Markyate comment

I feel strongly that encroaching on Green Belt land for property development should not be considered.

As I said early I believe there is going to be a move away from living in the SE.

Yes / No
* **Yes**
* **No**

Proposal & Sites Markyate
Other Sites comment

Included files

Title Markyate

ID	EGS10616
Person ID	369415
Full Name	Mr Dacorum EnvironmentalForum
Organisation Details	Chair Dacorum Environmental Forum Waste Group
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	<ul style="list-style-type: none"> Introduction to Proposals and Sites <p><i>“24.1 The work on allocations is still evolving and we have reflected as much detail as we possibly can at this stage in the Plan. In particular, we have not been able to include all forms of proposals that might emerge in the settlements. We set out our current understanding of allocations in more detail in this 'Proposals and Sites' section of the plan</i></p> <p><i>24.2 We are working towards incorporating a full list of allocations for the next stage of the Plan (Regulation 19). We will undertake this work in progressing discussions on individual development proposals with landowners and developers, our partners and other key stakeholders and through taking forward linked work on infrastructure requirements in the Infrastructure Delivery Plan.”</i></p> <p>In other words, more sites could be added after close of consultation, and residents and concerned groups will not have had an opportunity to comment on these.</p>
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS11320
Person ID	1269000
Full Name	Mrs Tracey Franklin

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Markyate comment	
Yes / No * Yes * No	Yes
Proposal & Sites Markyate Other Sites comment	The first point of call is for Brownfield sites to be prioritised for housing and only when developers have utilised all of these spaces, should Green Belt EVEN be considered. Developers are consistently only looking for the greatest financial return and do not even take into consideration the impact their greedy view, has on the environment and the actual residents themselves. The council SHOULD be defending these natural resources at all costs for their residents.
Included files	
Title	Markyate
ID	EGS11636
Person ID	1269148
Full Name	SIMON AND ANNA BARNARD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	MK01: Markyate South of London Road 150 homes - this is on the flood plain of the River Ver, an important chalk stream. Given the propensity for additional flooding due to climate change and the scale of recent development, no development should take place on flood plains.

Yes / No * Yes * No	
Proposal & Sites Markyate	
Other Sites comment	
Included files	
Title	Markyate
ID	EGS12025
Person ID	1161359
Full Name	D B Land and Planning
Organisation Details	D B Land and Planning
Agent ID	1161362
Agent Full Name	Nathan McLoughlin
Agent Organisation	McLoughlin Planning
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	<p>DBLP support the identification of Land South of London Road, Markyate as identified on page 333 Map 52 growth area MK01 as a housing site for in the region of 150 dwellings. The 150 should not be treated as a maximum figure for the site and DBLP welcomes the reference to “subject to masterplanning”. This is considered to provide flexibility in terms of delivering higher numbers from the site to maximise the opportunities presented by this greenfield Green Belt release.</p> <p>In terms of specifics regarding the deliverability of the site, paragraph 67 of the Framework requires strategic policies to have a clear understanding of the availability of Strategic Housing Land. This requires policies to identify deliverable sites in years 1 to 5 in the Plan period. Annex 2 of the Framework defines deliverable as:</p> <ul style="list-style-type: none"> • They should be available now. • Offer suitable location for development now. • Achievable, whether they’re realistic prospect in the next 5 years. • The development of the site is viable. <p>In response to these requirements, the following should be noted:</p>

- The site is available for development now, DBLP have a controlling interest in the site which will see it come forward as a Planning Application assuming the site allocation is maintained in the Regulation 19 version of the Local Plan.
- The suitability of the location for development has been consistently supported in the emerging Local Plan process, reflecting the role and function that Markyate performs in the Borough's Development Strategy.
- Dealing with deliverability within 5 years, the site's location in the Green Belt and reliance on the Local Plan being adopted prevents its immediate delivery as of 2021. However, assuming prompt progress is made on the Local Plan, the site would genuinely be in a position to start delivering within a 5 year period from 2021. DBLP as part of the site's promotion has prepared a Vision document for the site showing how the technical considerations are addressed in its development. It is fair to say there are some challenges with the site, regarding access and flood risk, but these are not perceived as insurmountable barriers to development and simply need to be taken into account in terms of detailed masterplanning and layout design. The Vision document (re-submitted for this exercise) provides the necessary confidence to show that this is achievable and further technical work is ongoing to refine the proposal.
- Turning to the matter of viability, this is a greenfield development site with relatively modest technical constraints. There are no immediate concerns regarding the site's viability, but this has to be in the context of other representations submitted regarding concerns expressed that there are various contributions sought from new developments.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Markyate
Other Sites comment

Included files [London Road Markyate - PROMOTIONAL DOCUMENT.pdf](#)

Title Markyate

ID EGS12659

Person ID 1207604

Full Name Thames Water Planning Policy

Organisation Details C/O Savills
 Thames Water Planning Policy

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Proposals and Sites Markyate comment	Site ID Site Name Water Comments Waste Comments Additional Comments 56371 Mk01: South of London Road On the information available to date we do not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS12660
Person ID	1207604
Full Name	Thames Water Planning Policy
Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	

* Yes	
* No	
Proposals and Sites Markyate comment	<p>Site ID</p> <p>Site Name</p> <p>Water Comments</p> <p>Waste Comments</p> <p>Additional Comments</p> <p>3805</p> <p>Mk02: Corner of Hicks Road / High Street</p> <p>On the information available to date we do not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>
Yes / No	
* Yes	
* No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS12661
Person ID	1207604
Full Name	Thames Water Planning Policy
Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Markyate comment	<p>Site ID</p> <p>Site Name</p> <p>Water Comments</p> <p>Waste Comments</p> <p>Additional Comments</p> <p>42620</p> <p>Mk03:Watling Street</p> <p>On the information available to date we do not envisage infrastructure concerns regarding wastewater network or wastewater treatment infrastructure capability in relation to this site/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS12906
Person ID	1207443
Full Name	Mrs Jennifer Bissmire
Organisation Details	Clerk Markyate Parish Council

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Markyate comment	<p>Ref Growth Area Mk01: South of London Road</p> <p>The map here, map 52 is the only one which shows the actual details of the proposed site. It is in the Green belt and Markyate Parish Council opposes development in the Green Belt as unjustified by latest information.</p> <p>Notwithstanding the principal objection to a Green Belt development, there are many other issues that would make the Parish Council object to this site being developed. The map does not show, nor the description of the site mention that the site is not at the top of the slope, and it is subject to considerable run-off from the fields above in times of heavy rainfall.</p> <p>Improvement of the London Road junction with the A5183 is a long outstanding need, but Markyate does not need extra housing in the area to justify this.</p> <p>With regards to environmental health, the site is south of almost every property in the village and is right under the main take-off route from London Luton airport. Aircraft noise is already a concern to the Southern householders in Markyate and in Flamstead. Unavoidable noise nuisance makes the site unacceptable.</p> <p>It would seem that the proposed development would be screened from the neighbours, and with a single bridge access probably not have the roads adopted. This is not conducive to enhancing the community – it is divisive.</p> <p>While making light of the flood risk and surface water run-off, the plan does say compensatory flood alleviation measures will be required. There are already flooding issues with properties in London Road when the Ver is flowing. There are plans in hand to restore the winterbourne River Ver, by stopping extraction from it's source. This should mean that the River flows more consistently and the flooding in London Road could be exacerbated by this and by run-off from the land opposite. The village needs a road improvement in the area not more floods. In addition to it's Green Belt status, the Markyate Parish Council oppose this development on flooding and all the other issues cited above.</p>
Yes / No * Yes * No	Yes
Proposal & Sites Markyate Other Sites comment	<p>The appeal by the owner of the site of Caddington Hall AL3 8QB was rejected and the judge upheld the Borough Council Reference 4/02140/19/MFA</p> <p>The site has been left in a very rough state and has been put up for sale. The last use of the site was for a Care Home; It is a peaceful location and used to offer local employment. There would be no issues with lack of privacy for the residents</p>

or any neighbours. There had been plans to site a Care Home on the site Mk03, but we would reject this on the air and noise pollution in the area. The Parish Council suggest that the Caddington Hall site be purchased and used for a new Care Home.

Included files

[Caddington Hall site outline.pdf](#)
[Joint letter to DBC v1.0_Redacted.pdf](#)

Title

Markyate

ID

EGS12907

Person ID

1207443

Full Name

Mrs Jennifer Bissmire

Organisation Details

Clerk
Markyate Parish Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

**Proposals and Sites
Markyate comment**

This is the only map which permits the outline of the proposed site to be seen. There has been planning permission for part or all of this site in the past, but the current properties form an employment area.

Under question 3, 15 Employment Development 15.6 (and 8.16.4 in the Sustainable Development strategy) employment areas should be retained unless there are strong reasons to the contrary. Markyate Parish Council assert that there are no strong reasons to develop the site. This area includes car servicing and an MOT Test centre as well as a Gymhydro and café which make a valuable contribution to local facilities, supporting a sustainable community.

The proposal is for approximately 13 two storey houses or flats with access to the site from Hicks Road. It is suggested that 31 – this should be 131a High Street - is of heritage merit and might be retained. It currently houses part of the GymHydro.

The proposed replacement to the local facilities will put an extra traffic access close to a busy junction in an area where parking is already a serious issue. Putting 13 properties on 0.1ha must mean they are densely packed, and parking is to be included on site? Air pollution will be a problem at the busy Hicks Road/High Street junction.

Not only does the proposed development remove valuable community facilities, the properties proposed have a series of problems which would be difficult to address. On all these grounds, the Parish Council oppose the plan to redevelop this site as growth area Mk02.

Yes / No * Yes * No	
Proposal & Sites Markyate	
Other Sites comment	
Included files	
Title	Markyate
ID	EGS12908
Person ID	1207443
Full Name	Mrs Jennifer Bissmire
Organisation Details	Clerk Markyate Parish Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Markyate comment	<p>This is the only map which permits the outline of the proposed site to be seen. It comprises all the land not already given to housing on the corner of Hicks Road and the bypass, referred to as Watling Street.</p> <p>The site is currently occupied by car maintenance businesses with the corner at the road junction currently unused. Access is currently off the bypass (Watling Street) and is not ideal as it is so close to the Hicks Road junction. Were an entrance to be made off Hicks Road the problems would be worse. The proximity to the bypass A5183 and the busy Hicks Road junction mean that air and noise pollution will be a problem. The proposed plan is for 20 dwellings and a public open space.</p> <p>Little is said to commend the site, it's location is not attractive for housing.</p> <p>This site, with Mk02, on the corner of Hicks Road and the High Street, comprise all the car servicing facilities in the village. As said previously, 15 Employment Development</p> <p>15.6 (and 8.16.4 in the Sustainable Development strategy) says that employment areas should be retained unless there are strong reasons to the contrary. However, the two sites in the centre of Markyate – not brownfield as they are occupied – are cited in the Dacorum Local Plan to be redeveloped for housing. This would remove all access to local car maintenance businesses including the MOT test centre, and mean that all of the local car owners would have to travel elsewhere and</p>

possibly remain there while work on their car is completed. Currently local residents leave their vehicles for service etc and walk home until their vehicle is ready. This loss of local servicing is not a sustainable policy and should not guide local development. This is a very strong reason to retain these employment sites and is why Markyate Parish council opposes the adoption of these two sites Mk02 and Mk03 for development.

Yes / No
* **Yes**
* **No**

Proposal & Sites Markyate
Other Sites comment

Included files

Title Markyate

ID EGS12910

Person ID 1207443

Full Name Mrs Jennifer Bissmire

Organisation Details Clerk
Markyate Parish Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites
Markyate comment

Markyate Parish Council looked at this site because it could offer organised parking for lorries displaced from the laybys on the Markyate bypass, which have been closed. At first it appeared that the lorry park was to be in the water meadow around the River Ver, but the lorries would appear to be sited to the North of the Old Watling Street on what is probably quite a sloping site. There is no new exit planned from the A5183 onto the site; This is an area where there have been many accidents and a number of deaths. Unless plans are in hand to improve the situation Markyate Parish Council oppose the development of this site.

Yes / No
* **Yes**
* **No**

Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS12940
Person ID	1269678
Full Name	GARY TRENT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	No Green Belt land should be sacrificed for development.
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS13851
Person ID	1270387
Full Name	Mr Richard Pilkinton
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Markyate comment	<p>Ref Growth Area Mk01: South of London Road</p> <p>The map here, map 52 is the only one which shows the actual details of the proposed site. It is in the Green belt and should not be developed</p> <p>The map does not show, nor the description of the site mention that the site is not at the top of the slope, and it is subject to considerable run-off from the fields above in times of heavy rainfall.</p> <p>Improvement of the London Road junction with the A5183 is a long outstanding need, but Markyate does not need extra housing in the area to justify this. The site is right under the main take-off route from London Luton airport. Unavoidable noise nuisance alone makes the site unacceptable.</p> <p>While making light of the flood risk and surface water run-off, there are already flooding issues with properties in London Road when the Ver is flowing and plans to stop extraction from it's source. I would suggest that flooding will be more likely anyway, with the proposed development make this all the more so. For all these reasons I oppose the development Mk01.</p>
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS13852
Person ID	1270387
Full Name	Mr Richard Pilkinton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	

- * Yes
- * No

**Proposals and Sites
Markyate comment**

Ref Growth Area Mk02: Corner of Hicks Road / High Street Map 53

This is the only map which permits the outline of the proposed site to be seen.

I oppose this development on two grounds

- 1 This area includes car servicing and an MOT Test centre as well as a Gymhydro and café which make a valuable contribution to local
- 2 The site is small to accommodate 13 properties with off street parking and adds an extra traffic access very close to the Hicks Road junction with the High

There has been planning permission for part or all of this site in the past, but the current properties form an employment area.

Ref Growth Area Mk03: Watling Street Map 54

This is the only map which permits the outline of the proposed site to be seen. I oppose this development on two grounds

- 1 The site is currently occupied by car maintenance businesses with the corner at the road junction currently unused. Access is currently off the bypass (Watling Street) and is not ideal as it is so close to the Hicks Road junction. The car businesses are a valued service to the village.

- 1 The proposed plan is for 20 dwellings and a public open Little can be said to commend the site. It's location is not attractive. The proximity to the bypass A5183 and the busy Hicks Road junction mean that air and noise pollution will be a problem Were an entrance to be made off Hicks Road the access problems would be worse.

The two proposed sites Mk02 on the corner of Hicks Road and the High Street and Mk03 on the corner of Hicks Road and Watling Street comprise all the car servicing facilities in the village. The sustainability policies in the Local Plan say that employment areas should be retained unless there are strong reasons to the contrary. These two sites in the centre of Markyate are not brownfield sites, they are occupied and providing services essential to the sustainability of the village. To redevelop sites Mk02 and Mk03 would remove all access to local car maintenance businesses including the MOT test centre. The GymHydro provides a popular organised fitness training centre and a small café.

I strongly oppose development of these two 'growth' areas in addition to the Green Belt site Mk01. In opposing all three sites proposed for growth in Markyate . I am aware that I am opposing any further development in Markyate, but it has been acknowledged in the Dacorum Local Plan ref 23.199 that Markyate has seen relatively high levels of development

and that village centre suffers from congestion and on-street parking problems. So the Local Plan is not being consistent in making proposals to exacerbate the problems which are admitted.

Yes / No

* **Yes**

* **No**

**Proposal & Sites Markyate
Other Sites comment**

Included files

Title Markyate

ID EGS13866

Person ID 611689

Full Name Mrs Sheila Pilkinton

Organisation Details Markyate Parish Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites
Markyate comment**

Ref Growth Area Mk01: South of London Road

The map here, map 52 is the only one which shows the actual details of the proposed site. It is in the Green belt and should not be developed

The map does not show, nor the description of the site mention that the site is not at the top of the slope, and it is subject to considerable run-off from the fields above in times of heavy rainfall.

Improvement of the London Road junction with the A5183 is a long outstanding need, but Markyate does not need extra housing in the area to justify this. The site is right under the main take-off route from London Luton airport. Unavoidable noise nuisance alone makes the site unacceptable.

While making light of the flood risk and surface water run-off, there are already flooding issues with properties in London Road when the Ver is flowing and plans to stop extraction from it's source. I would suggest that flooding will be more

likely anyway, with the proposed development make this all the more so. For all these reasons I oppose the development Mk01.

Yes / No
* **Yes**
* **No**

Proposal & Sites Markyate
Other Sites comment

Included files

Title Markyate

ID EGS13867

Person ID 611689

Full Name Mrs Sheila Pilkinton

Organisation Details Markyate Parish Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites
Markyate comment

Ref Growth Area Mk02: Corner of Hicks Road / High Street Map 53

This is the only map which permits the outline of the proposed site to be seen.

I oppose this development on two grounds

- 1 This area includes car servicing and an MOT Test centre as well as a Gymhydro and café which make a valuable contribution to local
- 2 The site is small to accommodate 13 properties with off street parking and adds an extra traffic access very close to the Hicks Road junction with the High

There has been planning permission for part or all of this site in the past, but the current properties form an employment area.

Ref Growth Area Mk03:Watling Street Map 54

This is the only map which permits the outline of the proposed site to be seen. I oppose this development on two grounds

1 The site is currently occupied by car maintenance businesses with the corner at the road junction currently unused. Access is currently off the bypass (Watling Street) and is not ideal as it is so close to the Hicks Road junction. The car businesses are a valued service to the village.

1 The proposed plan is for 20 dwellings and a public open Little can be said to commend the site. It's location is not attractive. The proximity to the bypass A5183 and the busy Hicks Road junction mean that air and noise pollution will be a problem Were an entrance to be made off Hicks Road the access problems would be worse.

The two proposed sites Mk02 on the corner of Hicks Road and the High Street and Mk03 on the corner of Hicks Road and Watling Street comprise all the car servicing facilities in the village. The sustainability policies in the Local Plan say that employment areas should be retained unless there are strong reasons to the contrary. These two sites in the centre of Markyate are not brownfield sites, they are occupied and providing services essential to the sustainability of the village. To redevelop sites Mk02 and Mk03 would remove all access to local car maintenance businesses including the MOT test centre. The GymHydro provides a popular organised fitness training centre and a small café.

I strongly oppose development of these two 'growth' areas in addition to the Green Belt site Mk01. In opposing all three sites proposed for growth in Markyate . I am aware that I am opposing any further development in Markyate, but it has been acknowledged in the Dacorum Local Plan ref 23.199 that Markyate has seen relatively high levels of development and that village centre suffers from congestion and on-street parking problems. So the Local Plan is not being consistent in making proposals to exacerbate the problems which are admitted.

Yes / No
* **Yes**
* **No**

Proposal & Sites Markyate
Other Sites comment

Included files

Title Markyate

ID EGS14327

Person ID 1270637

Full Name	TOM GROVES
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	Too many houses proposed.
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS14962
Person ID	1207224
Full Name	Chris Padley
Organisation Details	Environment Agency
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	Please note that a Sequential test and a level 2 Strategic Flood Risk Assessment (SFRA) will need to be carried out for any site allocations that have flood risk before we would consider the local plan sound.

Our detailed comments are provided below, following the general order of the topics presented in the draft local plan document. Where we wish to see policies strengthened we have outlined the additional content we would like included. **While waste water capacity has been mentioned, it will need to be embedded within plan policies for us to find the plan sound.** Major development should be required to demonstrate that there is adequate capacity for local water supply. The subject of water resources and supply needs to be embedded as much as possible within any development plan.

Wherever green infrastructure is mentioned we would like to see this changed to 'green and blue infrastructure' to recognise the importance of the interconnectivity of the green and blue network.

Yes / No
* **Yes**
* **No**

Proposal & Sites Markyate
Other Sites comment

Included files

Title Markyate

ID EGS14999

Person ID 1207224

Full Name Chris Padley

Organisation Details Environment Agency

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

Proposals and Sites
Markyate comment

In the Interim Sustainability Appraisal (upon looking at the site allocations) it is worth highlighting the Sustainability Appraisal report along with Local Plan Policies. Quoting Section 6.4.3 SA2 Water (Pages 50-51):

“...New development could also result in the **pollution of water courses both during construction and when developments are occupied**, as well as affecting groundwater resources, particularly if the development is in a Source Protection Zone (SPZ). New development increases the potential for water pollution, associated with increased run-off from impermeable surfaces and the potential for sewer flooding in high rainfall events. The **likelihood and level of such effects will be dependent on the specific development locations**.

However, significant positive effects on this SA objective have been identified as a result of the Local Plan policies under the Environment and Biodiversity theme, in particular: ‘DM33 - Protection and Enhancement of the River Character and Water Environment’; ‘DM34 – Flood Risk and Protection’; and ‘DM35 - Protection from Environmental Pollution’.

Policy DM33 requires that the water environment be managed by restoring water courses, **avoiding damage** of or abstraction from the Rivers Ver, Gade and Bulbourne, and **locating development away from waterbodies, thereby directly supporting this objective**. In addition, by restricting the types of development which can take place in flood risk areas and requiring measures for the control and reduction of surface water run-off, DM34 should help to protect the water environment, whilst DM35 aims to improve water quality standards. Significant positive effects against this objective have

therefore been identified in relation to these policies.”

The above states that pollution from arising from new development construction and occupancy is only likely depending on the site locations. However looking at the some of the site locations, development opportunities are being considered in Greenfield areas surrounding WFD water bodies. These locations are concerning and contradict policy **DM33** which states it will “secure opportunities to conserve and enhance biodiversity, to include reinstating natural buffer zones”. The locations of particular concern in this regard are **BK09, MK01**. Both of these locations already have buffer zones either natural or managed, providing protection from flooding, non-point pollution. However the proposed development in these locations will reduce the buffer zone, and allowing development up to 10m of the water bodies in these locations. This will result in an increase in non-point source pollution and ultimately a local deterioration of the water body. The locations identified should instead be given greater protection from development as they are unique pockets of green field surrounding the water bodies in their usually urban encroached setting. Furthermore these sites should instead be seen as opportunities to provide enhancement to the riparian zone of these sites to provide associated protection from extreme wet and dry weather. It will need to be acknowledged that these sites contradict these goals.

We are pleased to see that no development will take place within the flood zones with exception of the access road and clear span bridge. We are happy to see that enhancements to the River Ver will be made. Our records show that part of the river may be culverted on site and we would expect this to be de-culverted if this is the case. We would expect

proposals to de-culvert the river and provide a naturalised 10 m buffer zone to the river. If this is not possible the applicant will need to demonstrate why it is not feasible, and;

- The developer must undertake a survey of the culvert in order to assess its exact location in relation to the proposed development as well as the condition of the The developer must be able to demonstrate that the condition of the culvert is acceptable before the development can proceed.
- The developer must demonstrate that the lifetime of the culvert is commensurate with the lifetime of the building or demonstrate how future upgrading and repair of the culvert will be possible with the building over or near the
 - The developer must demonstrate that there will be no loading on the culvert or that the culvert size and condition can withstand the loading. Loading during and post-construction must be
- The developer must also demonstrate how access to the culvert for maintenance and emergency clearance will be achieved with the building sited over or near the This includes access to manholes/access chambers.
- The developer must demonstrate that the development will not block overland flood flow routes surcharging from the

Any development within 8 meters of a main river will require a Flood Risk Activity Permit from the Environment Agency.

There is a WFD action at this site that should be addressed in any planning application:

WFD Action ID 21763. Planform restoration and fencing from Ver Field to Markyate STW (230m). Planform restoration and fencing from Ver Field to Markyate STW. CB2013.

A minimum of 10m buffer zone between the River Ver and any built environment (except proposed bridge) which could form part of the biodiversity net gain requirement. There should be no lightspill above 2 lux. The development should protect and enhance the chalk stream priority habitat. A WFD assessment will be required to be submitted as part of any application.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Markyate
Other Sites comment

Included files

Title	Markyate
ID	EGS15000
Person ID	1207224
Full Name	Chris Padley
Organisation Details	Environment Agency
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	This site is partially within Flood zones 2 and 3, development should be steered away from the flood zones.
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS15567
Person ID	1271578
Full Name	R Smith and A Lyell
Organisation Details	
Agent ID	1269623
Agent Full Name	Mark Harris
Agent Organisation	Associate Bidwells LLP
Yes / No	

* Yes * No	
Proposals and Sites Markyate comment	
Yes / No * Yes * No	Yes
Proposal & Sites Markyate Other Sites comment	<p>This representation is made on behalf of [names removed] who own land to the west of Markyate, previously submitted to the Council through the Local Plan call for sites process. The site has been subject to assessment by the Council and their consultants, AECOM with the site given the reference 110/105.</p> <p>In additional to the fact that the Development Strategy in the draft Local Plan does not identify sufficient development sites to ensure the minimum housing need is delivered, our client’s concerns stem from the inappropriateness of the assessment process undertaken to establish which sites should be allocated for development.</p> <p>These concerns can be summarised as:</p> <ul style="list-style-type: none"> • The blanket assumption that there should not be any development in the AONB, • The assessment process, and • The lack of consideration of wider benefits offered by particular <p><u>Lack of consideration of sites in the AONB</u></p> <p>As set out in the introduction, our client’s land lies to the west of Markyate. The site lies in the Green Belt with a small part of the site lying in the AONB, the boundary of which bisects the site near it’s centre.</p> <p>As is discussed further below, the proposal put forward though the call for sites would avoid any built development in the AONB other than a length of road to connect the development to Pickford Road to the north, and create a bypass around the settlement, helping to elevate congestion problems on the High Street.</p>

The Council's Sustainability Appraisal (Page 33, Table 5.3) sets out that the rationale behind not seeking any development in the AONB is that the Council places great weight on its importance and will first look to allocate sites outside the AONB. It concludes that the evidence currently suggests sufficient non- AONB sites are available and therefore the option of allocating land in the AONB has been rejected.

Whilst the need to protect the AONB in line with national policy is understood, the Council's current approach does not allow for a proper assessment of sites, the quality of the AONB across the Borough and the impact that particular development proposals would have on the AONB.

There is nothing in national policy that sets out that development in the AONB should be avoided. Paragraph 172 of the NPPF sets out that:

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.... The scale and extent of development within these designated areas should be limited.

The NPPF therefore seeks to conserve and enhance the landscape in AONBs and ensure any development in them is 'limited' - it does not prevent development. Therefore, particularly in light of the need to find additional housing land, for the Local Plan to be justified, the Council will need to ensure that assessment process looks at all reasonable alternatives and that the specific impact of any developments on the AONB is properly assessed rather than ruling out any development.

In the case of our client's site at Markyate, the majority of which lies adjacent to but outside the AONB, the site itself makes a limited contribution to the overall value of the landscape. As already stated, the proposed development, which has been carefully thought-out to give regard to the site's context, would look to improve the edge treatment to the west of Markyate with new buffer planting and open space, and, despite a short length of road in the AONB, would lead to an overall enhancement to the quality of the AONB, in line with national policy.

The assessment process

The Council's consultants AECOM have undertaken an assessment of 144 sites provided by the Council. The assessment narrows this down to 46 sites which were considered to be potentially suitable for development, albeit with some constraints. Our client's site, in part, was one of the 46 sites which was considered potentially suitable. These sites have then been subject to a Site Selection Process, as detailed in the Site Selection Report and the appendices. This process is fraught with inaccuracies and unjustified conclusions as discussed further below.

The site put forward for consideration by our clients is referenced in the AECOM report as site 110. AECOM identified a sub area (site 110a) as being the area potentially suitable for development.

Confusingly:

- 1 The AECOM conclusions (Site Assessment Study, Volume 3, page 148) suggest the site includes the Markyate Village It does not, this is outside of the site.
- 2 Area 110a lies outside of the site put forward for consideration by our client, referenced as site 110. This is the area of scrubland referred to in the AECOM
- 3 When the findings of the AECOM report are then taken forward for further consideration by the Council, it is concluded that site 110 is unsuitable for development. Instead a site referenced 105 (which my clients control) is assessed and the conclusions for the site change again, with the issues used by AECOM to reduce site 110 to a 'suitable' area, used to support the conclusions that the site should not be allocated for

The Site Selection Report (Appendix A) sets out for site 110:

The site has number of very significant constraints, most notably majority of site lying in AONB, the rest of site in the AONB setting, site in Green Belt, no means of transport access unless Site 114 is developed, and even then, highly indirect to services and facilities in Markyate. Overlaps with the larger Site 105 which is identified for detailed testing

This assessment shows a lack of consistency with the approach of AECOM and introduces the fact that site 105, which was not put forward by the landowners for development in the first place, appears to be the site considered by the Council as a potential allocation. This is clarified by comparison of the plans included within the various assessment documents, enclosed separately to this representation.

This is inappropriate and undermines consideration given to the specific proposal put forward by my clients, which responds to the constraints and opportunities offered by the site.

Without even considering the lack of justification for the assessment undertaken, addressed below, the whole site selection process is confused and there is a clear lack of continuity in the evidence trail, which needs to be rectified.

In terms of the detail of the site assessment by AECOM, the first issue is the reduction in the site area. The site has been reduced to a net developable area of 1.4 hectares which appears to be based partly on concerns over '*avoiding a large cul-de-sac with a single point of access, creating traffic bottleneck*'. There is absolutely no justification for such a conclusion.

Despite the conclusions of AECOM, Site 110 is accessible. Access is available from Pickford Road to the north, and would also be available though the site south of London Road (site 114), were this to logically be made part of the policy for the proposed site allocation, which is in the gift of the Council.

Access to a smaller, standalone development of the parcel identified below would also be achievable directly off High View/Farrer Top via an existing reserved right of access to the north, should access from Pickford Road not be deemed acceptable.

Even if vehicular access were only to be through site 114 (as AECOM have assumed for the smaller site) there is no rationale given for the reduction in site area – it is simply an un evidenced assumption. In the absence of any technical justification, the site should not be ruled out on transport grounds as this is not justified.

Concerns appear to be raised about '*highly indirect routes to the village via site 114*'. This is incorrect as the site has greater access to the services and facilities of Markyate than site 114 owing to the existing footpath connection to Pickford Road to the north of the site, which would take residents directly to the centre of the village and the services available. This appears to have been ignored with an assumption the access should be by car, despite there being very limited parking available on the High Street and existing issues with congestion. In reality, site 110 is more accessible to services and facilities than site 114 and from an access perspective, is a more sustainable location for development.

The AECOM assessment also seems to assume Markyate Village Green is in the site area. It is not, it is adjacent to the site and the relationship of the site to the Village Green should be seen as a positive, rather than a negative, given the health and well-being benefits the space provides – acknowledged in the Sustainability Appraisal as an issue in Markyate.

Whilst a new access to Pickford Road would need to take in land on the edge of the AONB, as was set out in the call for sites submission, all residential development would be kept out of the AONB and a new landscaped village enclosure provided to actually enhance the AONB, in line with national policy. This approach would leave around 5.6 hectares of developable land on the edge of the village, capable of delivering around 160 dwellings. The assessment process (both that of AECOM and the Council) fails to acknowledge this, making an assumption that any form of development in any part of the AONB or it's setting should be avoided. This is not justified.

The conclusion of the Council in the Site Selection Report that '*the majority of the site*' lies in the AONB is simply inaccurate. Over 60% of the site lies outside the AONB and, as noted above, the only development that would be needed in the AONB would be an access road to the north east – which as discussed below would deliver significant highway benefits to the area. Combined with a lack of consideration of the potential enhancements to the landscape character of the area, the assessment process is based on inaccurate assumptions about the impact of development in the area on the AONB, which to be justified will require a detailed assessment, balanced against the benefits of the scheme.

The lack of consideration of wider benefits offered by particular sites

As noted in the analysis above, development at south of Pickford Road would deliver enhancements to the local landscape by way of the creation of a new landscape buffer to the west of Markyate. It would also deliver enhancements to the local highway network by creating a bypass for the congested High Street, and the existing staggered priority junction between Pickford Road and the High Street which is constrained and difficult to manoeuvre and as a result suffers from congestion and delay during peak periods, coupled with a resulting negative impact on the local environment. These issues will be exacerbated by the current approach in the Local Plan whereas the development of the land off Pickford Road and delivery of a link road for the village will bypass this central junction whilst providing a route towards junction 9 of the M1, which is the major demand for movement from Markyate, as picked up in the accompanying Access Opportunities Report by WYG, which furthers the justifies the case for the link. The development will also offer the potential for compensatory improvements to the Green Belt – required as a result of the release of Green Belt land through the Local Plan.

At no point does the assessment process take into account the benefits offered by the development of our clients' land, or we assume those benefits offered by other proposals. This is a fundamental flaw in the process and means that the development strategy does not incorporate sites that would, on balance, likely to be preferential to other sites identified for allocation which may be in slightly less sensitive areas.

The disregard for the potential highway benefits that could be delivered by development south of Pickford Road Farm in particular are a significant concern. The assessment process does not even acknowledge delivery of the bypass as possibility and take a view on the opportunity, simply looking at the site on a red line basis. This is a significant flaw in the process which we believe needs to be amended moving forward, particularly in light if the need to identity more land to meet the minimum housing requirement.

A similar issue was recently raised at the examination of the Central Bedfordshire Local Plan, with the Inspectors appearing to have concerns as to why the Council had ignored the specific proposals put forward for consideration by promoters and taken their own view on how a site could be developed, ignoring potential mitigation measures and the benefits of

development. Without a change in the process, DBC are likely to have similar issues when the Local Plan gets to examination.

Our clients are keen to ensure that the development of the site would bring tangible benefits to the village and for existing residents. They would be more than happy to engage further with the Council to explore opportunities presented by the site, which could include new community facilities, allotments or recreation space, alongside a residential development. Their promotion is not just about building houses but leave a legacy that will enhance the village for all and they feel strongly that such benefits should weigh be a factor in determining the strategy for growth.

As set out above, our clients are of the opinion that there remains significant work to be undertaken to develop a sound plan. There is a clear need to identify additional land for housing development and also a significant amount of work to be done to justify the proposed development strategy, which will inevitably need to be amended as a result of the need to identify more land.

The merits of our clients' site have been established above and should be given proper consideration through the Plan making process. The way the site has been assessed to date leaves significant doubt as to whether the proposed allocations are the most appropriate when assessed against reasonable alternatives.

Irrespective of this, the need to find more sites to meet the local housing need provides an opportunity to revisit those sites currently not proposed for allocation, and it is contended when this process is undertaken, land south of Pickford Road is logically one of those sites which should be added to the development strategy, allowing the realisation of highway benefits in the area, enhancements to the landscape character and the opportunity to provide off site Green Belt compensatory measures.

Included files	Markyate Access Opportunities Report.pdf Markyate Site assessment mapping.pdf
Title	Markyate
ID	EGS15618
Person ID	1154177
Full Name	Nikki Hamilton
Organisation Details	Development Co-ordinator Herts & Middlesex Badger Group

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	Markyate: 2 interim sites - no issues Larger site southeast, woodland would need suitable corridor/buffer in between development and woodland as mitigation, no other issues
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS15692
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	Mk01: South of London Road Recognised ecology sites within Site NO

Recognised sites adjacent/close to site

NO

Other features

Undeveloped land. Field with boundary hedgerows. River Ver goes through the field.

Protected species

Bats are known to be in the area. There may be potential for nesting birds in trees; and roosting bats in mature trees if suitable roosting features are present.

Opportunities

Retain hedgerows. Enhance river and margins. Create / enhance green corridors along southern edge and/or course of river. Consider Biodiversity Net Gain measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates. If whole site or a significant area is lost to development, consider measurable biodiversity offsetting to mitigate for loss of semi-natural habitats.

Bio diversity Net Gain (BNG)

Offsetting will be expected and should be informed by an appropriate metric. We Advise using the Natural England Biodiversity Metric 2.0 or subsequent versions thereof.

Ecological sensitivity

Low as considered unlikely to have significant habitats. Avoid light spill on adjacent trees / woody habitats.

Fundamental ecological constraint

None apparent. Ecological Appraisal may be required to determine ecological interest and impacts of any development.

Yes / No

* **Yes**

* **No**

Proposal & Sites Markyate

Other Sites comment

Included files

Title

Markyate

ID	EGS15693
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	<p>Growth Area MK02: Corner of Hicks Road / High Street</p> <p>Recognised ecology sites within Site NO</p> <p>Recognised sites adjacent/close to site NO</p> <p>Other features Previously developed land.</p> <p>Protected species Unlikely although there may be potential for roosting bats in buildings if suitable roosting features are present.</p> <p>Opportunities Limited. Consider Biodiversity Net Gain measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates.</p> <p>Biodiversity Net Gain (BNG) Consider measures to achieve net gain.</p> <p>Ecological sensitivity Low.</p> <p>Fundamental ecological constraint</p>

	None.
Yes / No * Yes * No	
Proposal & Sites Markyate Other Sites comment	
Included files	
Title	Markyate
ID	EGS15694
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Markyate comment	<p>Growth Area MK03: Watling Street</p> <p>Recognised ecology sites within Site</p> <p>NO</p> <p>Recognised sites adjacent/close to site</p> <p>NO</p> <p>Other features</p> <p>Previously developed land with Units, storage, hardstanding and bare ground.</p> <p>Protected species</p> <p>Unlikely although there may be potential for roosting bats in buildings if suitable roosting features are present.</p> <p>Opportunities</p>

Limited. Consider Biodiversity Net Gain measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates.

Biodiversity Net Gain (BNG)

Consider measures to achieve net gain.

Ecological sensitivity

LOW

Fundamental ecological constraint

None. Preliminary Roost Assessment may be required.

Yes / No

* **Yes**

* **No**

Proposal & Sites Markyate

Other Sites comment

Included files

24 Countryside Proposals & Sites responses

Title	Countryside
ID	EGS74
Person ID	1253620
Full Name	John Howard
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS393
Person ID	1260058
Full Name	Redbourn Parish Council
Organisation Details	
Agent ID	1260042
Agent Full Name	David

	Mitchell
Agent Organisation	Redbourn Parish Council
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	The extensive use of the Greenbelt for development between Redbourn and Hemel Hempstead goes against the purposes of the Greenbelt as described in the NPPF. Specifically, the Hemel Garden Communities project will see urban sprawl into the Greenbelt and the narrowing of the gap between Redbourn and Hemel Hempstead. In addition, the extensive use of the Greenbelt will damage the local environment and ecology adding to the problems of climate change. On these issues, Redbourn Parish Council objects to the draft Dacorum Local Plan.
Yes / No * Yes * No	No
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS491
Person ID	1258240
Full Name	Adele Giles
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No	

* Yes	
* No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS671
Person ID	1261122
Full Name	Mark Slade
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS902
Person ID	1207313
Full Name	Andy Instone

Organisation Details	Senior Historic Environment Advisor Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	On the basis of current information, the county council does not object to the allocation in the Local Plan of the sites that have been proposed, with the exception of CY04 Haresfoot Campus which may require further archaeological assessment. This is likely to pertain to the significance of any remaining historic park and landscape features. The Gardens Trust should also be consulted on this site.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS1176
Person ID	1143779
Full Name	Ms Julia Marshall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Countryside comment	<p>Cy02 - This site is ideal for employment and small industrial use, but its location makes it unsuitable for an increase heavy lorries and vehicles, as there is already an issue with heavy vehicles accessing the site along the Chesham Road and lorries causing damage to the lanes Specifically Bell Farm's large lorries breaking up the surface of Shantock Hall Lane</p> <p>Moving the removal company currently situated in the middle of the High Street to this location would be welcome, however.</p>
Yes / No * Yes * No	No
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS1198
Person ID	1258939
Full Name	Ed Shedd
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	

Included files	
Title	Countryside
ID	EGS1297
Person ID	1259116
Full Name	Tring in Transition (TinT)
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS1410
Person ID	772477
Full Name	Mr. Roy Warren
Organisation Details	Planning Manager Sport England
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Growth Area CY04: Haresfoot Campus This allocation is welcomed as it provides clarity about the location of the replacement playing fields to mitigate the loss of the playing fields on the related allocation at Haslam Playing Fields (BK03). The allocation also helps provide certainty that the replacement playing fields could be delivered because if the site is specifically allocation for sport and leisure facilities in the Local Plan, the principle of developing the site for replacement playing fields will have been established in planning terms. The Social and Community requirements for providing equivalent or better sports facilities in terms of quantity and quality is welcomed as this would be consistent with Government policy in the NPPF (paragraph 97) and Sport England's Playing Fields Policy.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS1477
Person ID	1262139
Full Name	Michael Hancock
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Table 49 includes a rare reference to Little Gaddesden, omitted elsewhere presumably because its unique nature precludes development. My recommendation, not shared by all, is that the Little Gaddesden conservation area should

be extended to include Church Farm house and the adjacent barns which have been sympathetically converted to six dwellings. The former is a fine example of a traditional farm house while the latter, of georgian vintage contains many interesting features. The living room in my house, for instance, is a former stable with beams and quoins dating back to Waterloo.

Yes / No

* **Yes**

* **No**

**Proposal & Sites
Countryside Other Sites
comment**

Included files

Title Countryside

ID EGS1521

Person ID 1262216

Full Name George Godar

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

No

**Proposals and Sites
Countryside comment**

Yes / No

* **Yes**

* **No**

**Proposal & Sites
Countryside Other Sites
comment**

Included files

Title	Countryside
ID	EGS1777
Person ID	1207967
Full Name	David Satchel
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	<p>Having carefully read your Dacorum Local Plan 2020 to 2038, the following ideas I have are likely to be considered unusual. I would prefer that the new houses were built as part of a new small town out of the Green Belt to the north of Hemel Hempstead. This would be better than all the in-filling of spaces you have planned for residential use with little or no thought of community feeling and activities in open spaces. This feel-good factor has decreased in Hemel Hempstead during the 48 years I have lived in the town. It would only get worse with the strategy you are considering. A small, purpose-built, town that people would love to live in could be the answer. I can't imagine anyone I know would want to live in the soulless residential areas you have shown in your design. You have invited comments from residents so here are mine which explain my sadness.</p> <p>I quite understand if you have no powers to do anything else than what you are proposing.</p>
Included files	
Title	Countryside
ID	EGS2024
Person ID	1262601
Full Name	Anne Smith
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Where are Darr Lane and Lockfield/New Road proposals, both are in greenbelt and more country than urban?
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS2184
Person ID	1262762
Full Name	Eric Dodman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS2243
Person ID	1262755
Full Name	Karen Johnson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	No
Proposal & Sites Countryside Other Sites comment	Don't think we should be building on the countryside at all and should be using brown fill sites. The developments in Berkhamsted's should be spread more around the town rather than being focused in one area which forces all the traffic, pollution etc to one side of the town. It also means that the A41 side of the town loses all of its greenfields and countryside. The green fields the other side of the station could be used for some development and would allow better walking to the town ability than the current suggestion. After all it appears you can build anywhere regardless of whether it's protected land or green belt if it suits the council and policies.
Included files	
Title	Countryside
ID	EGS2439
Person ID	1227518

Full Name	Mr John LOWRIE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS2466
Person ID	1262981
Full Name	Chris Mabley
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	This is a change of use from green belt albeit in the vicinity of previously developed land. The drainage needs to take into account the swale installed at the construction of the A41.

Access via the existing roundabout is a safety risk. A proper traffic count and analysis must precede permission and weight given to residential access to the housing on Horseshoe Close. Further, this area is adjacent to community access to Hanging Wood and the wider countryside for health and recreation such that pedestrian access must be catered for safely.

Noise mitigation will be required as will moderation of building heights and lighting to avoid distraction to traffic on the A41. Landscaping opportunities are limited by land take. Climate change impact of built footprint and parking hardstanding must be assessed and may render the site economically unsound.

There is currently a drainage issue down Upper Bourne End Lane round the roundabout and along the continuation of Upper Bourne End Lane as well as along Stoney Lane possibly indicating the need for upgrade of the balancing pond on the northern part of the site, Note the Bourne Gutter is also fed by aquifers in this area.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Countryside Other Sites
comment

Included files

Title Countryside

ID EGS2498

Person ID 1263098

Full Name Andrew Flockhart

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites
Countryside comment

The development of greenfield sites at Haresfoot is not necessary if the Haslam site is not built upon.

Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS2830
Person ID	1263206
Full Name	Andrew Farrow
Organisation Details	Great Gaddesden Parish Council
Agent ID	1253616
Agent Full Name	Andrew Farrow
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS3161
Person ID	1263533

Full Name	LEILA WARD
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	<p>Build on alternative sites- build higher on brownfield sites like on the Akeman business park, instead of greenfield sites and areas of outstanding natural beauty.</p> <p>I would like to propose Cow Roast as a site to build more facilities and housing, as currently there is not enough. Additionally towards Pitstone and Aston Clinton, these places also need more amenities alongside affordable housing.</p>
Included files	
Title	Countryside
ID	EGS3245
Person ID	1263566
Full Name	Frances Read
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No

Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS3323
Person ID	1263625
Full Name	Akira Eesa Developments Ltd
Organisation Details	Akira Eesa Developments Ltd
Agent ID	1263613
Agent Full Name	Simon Andrews
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	There is a need for additional employment allocations within the emerging plan. The land proposed at Upper Bourne End Lane lies adjacent to an existing successful employment location and also adjacent to a proposed employment allocation in the emerging Local Plan. The site should be included within the next iteration of the Local Plan as an employment allocation and should be removed from the Green Belt. See accompanying report for details.
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	There is a need for additional employment allocations within the emerging plan. The land proposed at Upper Bourne End Lane lies adjacent to an existing successful employment location and also adjacent to a proposed employment allocation in the emerging Local Plan. The site should be included within the next iteration of the Local Plan as an employment allocation and should be removed from the Green Belt. See accompanying report for details.

Included files	Upper Bourne End Lane representations Feb 2021 - FINAL.pdf (2) Upper Bourne End Lane site location plan.pdf
Title	Countryside
ID	EGS3464
Person ID	1263124
Full Name	Andrew Criddle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS3480
Person ID	1263804
Full Name	Vicky Hewlett
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Again, I oppose very strongly to the proposed greenbelt development. Once it is gone, it's gone forever and I think it's extremely sad that future generations may not get to enjoy the countryside as it will have been completely decimated by this excessive development proposal.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS3550
Person ID	1263810
Full Name	David Tolfree
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Bovingdon Airfield offers a great place for filming locations, which wold no doubt bring money in to the borough. But it is ideal for building on!
Yes / No * Yes * No	

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS3552
Person ID	1263821
Full Name	Anne Isherwood
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS3643
Person ID	1145631
Full Name	Mr Alastair Greene
Organisation Details	Clerk Little Gaddesden Parish Council

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS3762
Person ID	1263921
Full Name	sarah diehl
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS3998
Person ID	1261840
Full Name	Rachel Heath
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS4044
Person ID	1264124
Full Name	Paul Jeffrey
Organisation Details	Paul Jeffrey
Agent ID	1264031

Agent Full Name	Emma Adams
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	See attached
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	Please see attached. This site is in three parts, a residential unit, a B8 storage yard and a field that abuts Dixons Wharf and CFS76 This site abuts CFS76 and the site recommended for approval but overturned at Committee now subject to an appeal (20/01754/MFA)
Included files	2020.025 Land at Lock View, Willstone - Schedule of site appraisal proforma Completed 02.21.pdf 2020.025 Land at Lock View, Willstone - Schedule of site appraisal proforma Completed 02.21.pdf (1)
Title	Countryside
ID	EGS4050
Person ID	1264120
Full Name	Bryn Young
Organisation Details	Bryn Young
Agent ID	1264031
Agent Full Name	Emma Adams
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Countryside comment	Joint submission with Paul Jeffrey Please see attached
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	Joint submission with Paul Jeffrey Please see attached. This site is in three parts, a residential unit, a B8 storage yard and a field that abuts Dixons Wharf and CFS76 This site abuts CFS76 and the site recommended for approval but overturned at Committee now subject to an appeal (20/01754/MFA)
Included files	2020.025 Land at Lock View, Willstone - Schedule of site appraisal proforma Completed 02.21.pdf (2) 2020.025 Land at Lock View, Willstone - Schedule of site appraisal proforma Completed 02.21.pdf (3)
Title	Countryside
ID	EGS4212
Person ID	1263248
Full Name	Johnjo McDermott
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	I am opposed to the development of proposed site Tr01 Whilst supporting the efforts of Dacorum to play its part in solving the national housing shortage, particularly for local young people who cannot afford houses, we strongly oppose the Dacorum local plan 2020 to 2038 as currently proposed. The number of new homes needed: ... is based on outdated figures: the plan is based on Office of National Statistics data from 2014, the more recent predictions of 2018 more than halve the number of new homes needed in Dacorum, and even that data is from before Brexit and Covid so out of date.

... the housing target for Hertfordshire is higher than the comparable counties of Surrey and Sussex (www.lichfield.uk).

... there must be a binding commitment for affordable homes in the plan. Too often developers have been allowed to wriggle out of this commitment. Tring is not suitable for this kind of increase in population:

... there is no capacity for more footfall at the station, the car park gets full and the trains to London overcrowded (based on pre-covid numbers).

... the High Street is unsuitable, as the main throughfare from east to west Tring the High Street is narrow and overcrowded for both traffic and pedestrians at peak times. The structure of the High Street has subsided with the current levels of traffic, this will only get worse.

... under the current proposals Tring bears the brunt of new housing with more homes than other towns in Dacorum (percentage terms).

... there are currently electric vehicle charge points in Forge car park and at Tesco, this is clearly insufficient for a town the size of Tring. Environment

... the plan should allocate land for new allotments for the residents so they can grow their own fruit and vegetables.

... the plan must commit to increase habitat for wildlife, including wildlife corridors and re-wilded areas to increase bio-diversity.

... there should be recreational corridors built into the plan to promote cycling and walking in a safe environment, they should be wide with natural vegetation and not narrow alleyways.

Sustainability

... Building Standards, the plan uses the right words to describe sustainability standards, but offers no commitment to these. All new buildings should be designed to meet the most stringent standards and must be at least net zero carbon. Every home should include a parking space with electric charging, should not be reliant on fossil fuels for heating and should include solar PVs. There is no commitment to this in the Local Plan.

... Public Transport, the plan makes no promise to improve public transport to connect these homes, so people do not have to rely on cars on a road structure that in many cases cannot be widened.

Summary

... Dacorum has declared a climate emergency, this plan should give the opportunity to put that into practice and create an inspirational environment where we can live and work together with nature. Instead the Local Plan is unimaginative and will become a developers dream of suburban sprawl, not something we will be proud of. If there is one thing that has become apparent in recent years, it is that we can't carry on as before and that we need to find a better way forward.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS4548
Person ID	1261836
Full Name	Richard Sutton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	No
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS4561
Person ID	1262731
Full Name	Julie Battersby
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	I approve of these proposals but would like to add that the most characterful facades of Cy05 the Buddhist Monastery should be retained wherever possible.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS5242
Person ID	1264608
Full Name	Nicola Beadle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS5275
Person ID	1175740
Full Name	Berkhamsted Schools Group
Organisation Details	The Berkhamsted Schools Group
Agent ID	1175743
Agent Full Name	Kevin Rolfe
Agent Organisation	Group Director, Development & Planning Aitchison Raffety
Yes / No * Yes * No	
Proposals and Sites Countryside comment	<p>Growth Area Cy04: Land at Haresfoot Campus [PLEASE SEE IMAGE 3]</p> <p>We have openly and positively engaged with DBC throughout the entire local plan process and commit to continuing to do so. We have held a number of detailed meetings with officers to ensure that DBC are aware of the BSG plans for education, sport and local community and infrastructure investments.</p> <p>BSG do not intend to comment upon other sites nor to support/object to DBC's position on other sites. The only proposal /sites that we wish to comment upon are the BSG owned sites at Haslam fields, proposed housing site BK03, page 302/303 and the proposed receptor sports provision site at Haresfoot, CY04 on page 341.</p> <p>We support DBC in making both of these allocations and consider them both to be entirely appropriate for all the reasons stated throughout this consultation response. We have also set out in great detail in our previous justification documents to the Issues and Options consultation process, the reasons why these sites should be allocated and we update and reiterate some key comments below.</p> <p>We support DBC in the allocation of the receptor site at Haresfoot as site Cy04. The site is entirely appropriate to fulfil this function.</p>

Our previous TGMS Equivalent Quality Assessment report and BSG's justification report submitted in support of the proposed allocation during the Issues and Options consultation demonstrate the problems with the existing Haslam Field site and set out the many significant benefits of the enhanced quality of sports provision that can be provided at site Cy04.

Our proposals are not for artificial pitches, nor floodlighting, or obtrusive fencing. The proposed use of site Cy04 for outdoor sport and recreation constitutes an appropriate use within the green belt. Paragraph 89 of the NPPF confirms that the provision of outdoor sports facilities are not defined as inappropriate development. The provision of playing pitches will have no impact at all on openness.

Previous pre-application advice has been obtained from Sport England, in respect of the proposed redevelopment of the existing sports pitches at Haslam Field and their replacement with enhanced sports provision at Haresfoot. The pre-application response confirms that Sport England would support the principle of the proposal which would meet all of the criteria in exception E4 of Sport England Playing Fields Policy: 'A Sporting Future for the Playing Fields of England' and would be acceptable having regard to Paragraph 74 of the NPPF. Sport England is a statutory consultee on planning applications relating to sports provision and their positive response carries significant weight.

Yes / No

* **Yes**

* **No**

**Proposal & Sites
Countryside Other Sites
comment**

Included files

[IMAGE 3.jpg](#)

Title

Countryside

ID

EGS5311

Person ID

1264532

Full Name

Robert Clarke

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

No

Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS5378
Person ID	1264633
Full Name	Catherine Simmonds
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	I am very concerned about the proposal for development between Long Marston and Wingrave as this location is part of the beautiful countryside between villages and looks disproportionately large dwarfing the nearby villages. Developing the countryside here would not be in keeping with the sustainability objective and aside from damaging the beautiful ancient views would put a considerable strain on the narrow lanes and village amenities.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	

Title	Countryside
ID	EGS5418
Person ID	1263101
Full Name	Richard Hall
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Cy04 - This makes no sense for school users having to cross dangerous roads to access this new facility. It is located in the wrong place.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS5518
Person ID	1264647
Full Name	Richard Burnell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	No

* Yes	
* No	
Proposals and Sites Countryside comment	
Yes / No	
* Yes	
* No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS5556
Person ID	1264048
Full Name	Alison Fraser
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	No
* Yes	
* No	
Proposals and Sites Countryside comment	
Yes / No	
* Yes	
* No	
Proposal & Sites Countryside Other Sites comment	
Included files	

Title	Countryside
ID	EGS5576
Person ID	1264491
Full Name	Paul Wade
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	

Title	Countryside
ID	EGS5699
Person ID	1262957
Full Name	Gregory Hukins
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	No

* No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS5762
Person ID	1264473
Full Name	Jane Read
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>Site listed in the Strategic Housing Land Availability Assessment November 2020. Addendum to the AECOM. Site Assessment Study: Long Marston</p> <p>I object strongly to the proposed inclusion of the site at Long Marston In the Dacorum Local Plan.</p> <ul style="list-style-type: none"> • It does not meet many criteria set out in the Dacorum Local Plan • The Strategic Housing Land Availability Assessment November 2020. Addendum to the AECOM. Site Assessment Study included the site as having potential but also highlighted many significant constraints which make it unsuitable. <p>I set out my objections below, with reference to these two documents.</p> <p>1 Flood plain</p> <p>Ref: Dacorum Local Plan (2020-2038). Emerging Strategy for Growth Consultation::</p>

2.24 The main elements of our strategy are to:

- Protecting the character of the wider countryside and the value of protected / important sites as far as possible (such as important landscapes, heritage and biodiversity and **avoidance of areas at high risk of flooding**).

Ref: Policy SP10 - Climate Change Mitigation and Adaptation

“5b adapting to climate change by **ensuring development avoids areas of flood risk and reduces the risk of flooding elsewhere**”

Ref: Strategic Housing Land Availability Assessment November 2020. Addendum to the AECOM. Site Assessment Study

The study notes three significant flood risk factors at this site:

“A main watercourse passes from west to east through the centre of the site. A large part of the site intersects Flood Zone 3 **High Probability** of fluvial flooding on the Environment Agency Flood Map for Planning

“A large part of the site is shown to be **susceptible to surface water flooding**.”

“The site is shown to be at **residual risk of reservoir flooding**”

The assessment also identifies **risk to neighbouring areas**– and this is **not just a risk**– Long Marston was flooded this winter with roads closed through the village.

- 1 Amenity, environmental impact and access to services

Ref: Dacorum Local Plan (2020-2038):

2.14 Our residents have told us of their concerns over the ability of the roads to accommodate high levels of housing growth and to tackle climate change we need to significantly reduce harmful emissions and particulates from transport and at the same time greatly improve local air quality. Therefore, **new development will need to be located in places which have excellent access to jobs, shops, services, can quickly and easily be reached by sustainable public transport and benefit from high quality walking and cycling infrastructure**

This site meets **none** of the criteria.

The isolation of the site would make car transport essential – there are no viable public transport options, small village shops make car journeys to larger stores essential, the local secondary schools are already oversubscribed. Further, development at this site would significantly increase transport not just in Long Marston but also in Wingrave which would provide a route to Aylesbury, Milton Keynes and beyond with a resulting massive increase in emissions and particulates with an adverse impact on local air quality in the villages. The Dacorum Local Plan refers to creation of infrastructure including road but this would not be able to mitigate impacts on local villages with their narrow roads which are already experiencing increased traffic and problems from speeding cars

In arguing that “the delivery of wider infrastructure to join up with the A41 and other main transport corridors will likely require the need to pass the sequential and exception test” the Strategic Housing Land Availability Assessment highlights just how inappropriate this site is.

Also, referring back to Dacorum Local Plan **2.24**:

“The main elements of our strategy are to:

- **Protecting the character of the wider countryside and the value of protected / important sites as far as possible** (such as important landscapes, heritage and biodiversity and avoidance of areas at high risk of flooding).”

Whilst including this site, the Strategic Housing Land Availability Assessment identifies just how harmful this development would be to the character of the wider countryside:

“However, this must be balanced against negative impacts, including **significant change to the landscape in this location, which would substantially and irreversibly change**”

It is difficult to see why this site went through to Phase 2 assessment. A number of sites were rejected at Phase 1 because they were “situated in the open countryside for planning purposes”.

This site is also for the most part similarly situated in open countryside and sits in full view of the Chilterns AONB and would impact on many local heritage sites:

Ref: Strategic Housing Land Availability Assessment:

“due to the scale of the site, significant development could impact the setting of the Chilterns AONB... the large, open nature of the site and the potential for development [could] significantly and irreversibly change the immediate and wider landscape in this area.”

With reference to heritage the assessment notes:

“The site includes areas of archaeological significance, is adjacent to Long Marston Conservation Area, a scheduled monument and a number of listed buildings...Large-scale development has the potential to impact upon the setting of a number of heritage assets”

With reference to biodiversity, the development would entail the loss of a large area of farmland. The UK is seeking to improve food security by increasing production of home grown crops and livestock. Taking farmland out of production for housing developments runs counter to these aims.

The Strategic Housing Land Availability Assessment also identifies local wildlife site at the eastern end of the site, adjacent to Cheddington Lane, and notes:

“this is a fundamental constraint to development of this area”

Yes / No
* **Yes**
* **No**

No

Proposal & Sites
Countryside Other Sites
comment

Included files

Title	Countryside
ID	EGS5791
Person ID	1144878
Full Name	Mr Peter Moore
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	

Title	Countryside
ID	EGS5864
Person ID	1263561
Full Name	Alexander Bhinder
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	Yes

* No	
Proposals and Sites Countryside comment	Flood Risk & Damage - As a victim of flood myself, this topic is of particular concern to me. With so much loss of natural drainage and the inability of local water and sewage companies to cope, this should be a paramount consideration as we look at building more homes in Dacorum, specifically on green areas. I would like to say more but I only have a short time to submit this.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS5916
Person ID	1264752
Full Name	Chris Brown
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	No
Proposal & Sites Countryside Other Sites comment	

Included files	
Title	Countryside
ID	EGS5953
Person ID	1262737
Full Name	Andrew Cassels
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS6286
Person ID	1264834
Full Name	Ilina Jha
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS6307
Person ID	1264854
Full Name	Justin Charlton-Jones
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>I am writing to object in the strongest terms to the proposal to include a development of at least 1,000 houses in open countryside to the north east of Long Marston described in Option D of the Draft Local Plan.</p> <p>I appreciate that this site hasn't been officially adopted within the draft plan yet, however the plan specifically states that if the Government Planning Inspector imposes a higher Government Housing Growth figure than Dacorum have planned for then this site and the one at Bovingdon listed in Option D will be used to deliver thousands of additional new homes in the countryside.</p> <p>One of the most worrying features of the proposal to build at Long Marston is that Dacorum Council seem to have ignored not only their own criteria for evaluating the suitability of new sites, but they have deliberately avoided any form of local consultation on this extremely contentious site.</p>

My objections to this site are listed below:

- 1 Lack of local consultation: Dacorum Council have taken the initiative to explore this option themselves without any consultation locally. No-one in Long Marston, even the local landowners whose land is covered by the proposal, was aware of its existence until a week before the consultation was due to close. Given that a development of this size will utterly and irreversibly change the entire nature of the Parish and many surrounding villages it is an affront to democracy that no-one in the area has been consulted on this site.
- 2 Dacorum Council have ignored the criteria used by AECOM to sift the sites which have been put forward as additional sites since the January 2020 site assessment study to impose this site and the one at Bovingdon into the plan. AECOM were asked to exclude any sites where the site is situated in the open countryside for planning purposes. Dacorum Council have ignored this criterion and imposed the site into Option D of the draft plan. They have also ignored their own Landscape Character Assessment of the area which recommends that there should be a limit to built development within the area or the impact of development that may affect the area from outside. They have also ignored the adopted core strategy which has identified Long Marston as an 'area of development restraint'.
- 3 Flood risk: To say that the area is prone to flooding, would be an understatement! This winter has been a great demonstration of that, with three occasions so far which have extensively flooded both farmland in the designated area and areas within the actual village of Long Marston for days at a time. A large part of the site is situated in Flood Zone 3, the rest in Flood Zone 2. A development of this scale with acres of roofs and tarmac will only exacerbate the flood risk and almost certainly create problems elsewhere in the Parish/Village.
- 4 Transport and accessibility: The site is extremely inaccessible. There are only two minor B roads which pass through the Parish and these are very narrow. All traffic to and from the site would have to pass along these roads at some point. A site of this size would create many thousands of additional daily car journeys. Long Marston, Cheddington and Wingrave would become gridlocked as there is on-street parking in all of these villages which requires cars to stop and give way regularly. The roads through Gubblecote and Puttenham are so narrow that cars have to stop to allow lorries to pass them. There are choke points on each of the roads leaving Long Marston: at the bridge over Thistle Brook, the canal bridge in Gubblecote, The canal bridge east of Puttenham and the roundabouts and the railway bridge in Cheddington. There is no public transport to speak of in the Parish and Cheddington railway station is 2 ½ miles away from the proposed site; no-one is going to walk that distance to the station on a good day let alone on a wet winter morning. Some may cycle, but most people will drive to the station (which has limited parking spaces) adding to the congestion on the roads.
- 5 Local landscape and visual impact: A new settlement will be a huge eyesore, visible from everywhere on the Chiltern escarpment from Ivinghoe Beacon to the Memorial at Coombe Hill and from the ridgeline to the north running through Ascott, and Wing to Wingrave. The site itself is flat and open; any development will be highly visible and will irreversibly change the character of Long Marston village and the surrounding countryside which is fundamentally unchanged from mediaeval times. The area boasts the remains of 4 mediaeval villages; Tiscott, Bure, Ardwick and Betlow, two of which are scheduled monuments and it is one of the few open areas of countryside in the area largely unaffected by modern development. Boarscroft Vale is already recognised by Dacorum as being worthy of conservation in the Council's own Landscape Character Assessment which recommends a strategy: *to*

limit built development within the area or the impact of development that may affect the area from outside and to conserve and enhance the distinctive character of traditional settlements and individual buildings. This development would destroy the landscape irreversibly.

- 6 Environmental impact: Due to the remoteness of the area it is a haven for wildlife. Much of this would be lost due to the size of the development and the subsequent impact of human activity. Without going into detail, I live on the edge of the proposed site and see the following creatures on a daily basis:
 - 1 Birds: Raptors including Tawny Owls, Little Owls, Red Kites and Kestrels, Ducks and Geese and a plethora of songbirds.
 - 2 Mammals: Hares and Deer (Chinese Water Deer, Muntjac and some Roe) abound on the site and it is well populated with small mammals to support the Owls and Kestrels.
 - 3 Toads, Frogs and Newts are plentiful in the area due to the abundance of dew ponds, streams and ditches.
 - 4 Insects including grasshoppers are plentiful in the unimproved grasslands of Boarscroft Vale.
- 7 Lack of local infrastructure. There is virtually no local Hertfordshire/Dacorum social infrastructure in this area apart from the village primary school. All the strain of the thousands of new people moving to this area would be borne by Long Marston Village and by Aylesbury Vale or Central Beds Councils. Most people in the area use the Doctor's surgeries and hospitals in Buckinghamshire and leisure facilities in Aylesbury and Leighton Buzzard.

On that note, a cynic might observe that this site has been chosen specifically because the impact created by all these additional inhabitants in Long Marston would be largely felt in Aylesbury Vale and not in Dacorum.

Yes / No
* Yes
* No

No

Proposal & Sites
Countryside Other Sites
comment

Included files

Title Countryside

ID EGS6403

Person ID 1264750

Full Name Neil Joyce

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS6517
Person ID	1264936
Full Name	Jane Cracknell
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	

Included files	
Title	Countryside
ID	EGS6568
Person ID	1263462
Full Name	Bourne End
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Growth Area Cy01 contains a water management system for the A41. It is a green field sloping site. The roundabout proposed as access comes at the end of a high speed straight with no pavement on the south side. There is a drainage issue on this stretch of road. It is an access route to Hanging Wood and footpaths beyond which have been particularly necessary for our community's health and well being, especially those in the "new" houses that were built on half the old Ward's site which is the other side of Stoney Lane from the site proposed. The industrial users of the old Ward's site also use the green resources of our village for health, there were regular walk and run groups before the lockdown and we expect them to start again once lockdown ceases.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS6639
Person ID	1265007
Full Name	Duncan Brown

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS6722
Person ID	1265035
Full Name	Simon Daw
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Site Number 155L: Long Marston (New Settlement)
Yes / No * Yes	No

* No	
Proposal & Sites Countryside Other Sites comment	
Included files	Local plan objection ltr.docx
Title	Countryside
ID	EGS6730
Person ID	1265036
Full Name	Tom Burrows
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS6782
Person ID	1265078
Full Name	Alison Rayner
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Site Number 155L Long Marston (New Settlement)
Yes / No * Yes * No	No
Proposal & Sites Countryside Other Sites comment	
Included files	Local plan objection ltr.docx (1)
Title	Countryside
ID	EGS7158
Person ID	1265074
Full Name	Stephen Wilson
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS7377
Person ID	1265367
Full Name	Susan Bush
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>I am writing to object to the Dacorum Local Plan, to 2038, which includes the potential further housing development of 3,400 houses in Long Marston. I live in Cheddington, and the impact of this development would be devastating to the local area.</p> <p>These comments relate to the assessment of the Long Marston site on pages 333-335 of Appendix F of the Dacorum Local Plan Interim Sustainability Appraisal report.</p> <p>This site should not be included in any future Dacorum Plan for the following reasons:</p> <p>Flooding: The area is prone to flooding and watercourse run off. On three occasions so far in Winter 20/21 extensive flooding has occurred on both farmland in the identified area and areas within the actual village of Long Marston.</p> <p>Knock on effect to surrounding villages: the report makes no mention of the significant impact on surrounding local villages, many of which are located in Buckinghamshire, of developing this site. Significant increase in traffic (and</p>

associated pollution) on rural roads and villages would be unsustainable and unacceptable. This lack of context does not enable a robust evaluation of the site.

Lack of existing infrastructure: - p333 of Appendix F documents mention Cheddington railway station 2 ½ miles away and most people will drive to the station resulting in excessive traffic movements in the village of Cheddington and the road between Long Marston and Cheddington. There are only two minor B roads and these are very narrow and there is on-street parking in all Long Marston, Cheddington and Wingrave. The area does not have sufficient existing capacity in terms of Doctor's surgeries, schools, hospitals etc. to cope.

Visual impact on the Chiltern AONB: A new settlement would create adverse visual impact being visible from the Chiltern escarpment from Ivinghoe Beacon to the Memorial at Coombe Hill and from the ridgeline to the north running through Ascott, and Wing to Wingrave.

Irreversible change to the landscape of Boarscroft Vale: Boarscroft Vale is already recognised by Dacorum as being worthy of conservation in the Council's own Landscape Character Assessment which recommends a strategy: to limit built development within the area or the impact of development that may affect the area from outside and to conserve and enhance the distinctive character of traditional settlements and individual buildings.

The area boasts the remains of 4 mediaeval villages; Tiscott, Bure, Ardwick and Betlow, two of which are scheduled monuments and it is one of the few open areas of countryside in the area largely unaffected by modern development. This development would destroy the landscape irreversibly.

Included files	
Title	Countryside
ID	EGS7521
Person ID	1265576
Full Name	LEE MORDEN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes	Yes

* No	
Proposal & Sites Countryside Other Sites comment	<p>I am just writing to object to the planning for housing that is proposed in Long Marston.</p> <p>As a resident of the area, I feel that this is inappropriate as it will spoil a small rural village. There is already enough traffic that goes through the village every weekday morning, which causes traffic issues, specially when dropping children off at the local and only school. This will only get worse and cause tension in the community if more housing is built.</p> <p>There are no pathways from Gubblecote to Long Marston and increased traffic will be a danger for all who walk along this road.</p> <p>The feel of this lovely community will change and the beautiful green spaces which we cherish as a village will be destroyed. There is already too much development around the area, including around Aylesbury and in Berkhamsted, where I was raised. It is spoiling the scenery and precious countryside.</p> <p>The infrastructure and amenities will not cope with all the planned housing.</p> <p>Therefore again, I strongly oppose this development plan for Long Marston.</p>
Included files	
Title	Countryside
ID	EGS7546
Person ID	1207012
Full Name	Mr James Holmes
Organisation Details	Associate Director Aitchison Raffety
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	
* Yes	
* No	

Proposals and Sites Countryside comment	
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	I am writing to ask that the above site is included in the village boundary of Potten End. We wish the boundary to be amended as shown on the plan below. Please would you confirm if this can be considered as part of the current consultation, or if not please confirm when the next opportunity will arise.
Included files	attachment to response.jpg
Title	Countryside
ID	EGS7692
Person ID	1265758
Full Name	Christopher Bowles
Organisation Details	Chairman Long Marston Cricket Club
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	No
Proposal & Sites Countryside Other Sites comment	We have just been made aware of Appendix f of the Dacorum local plan interim sustainability appraisal report, regarding pages 333-334 we object to this proposal which borders our ground for the following reasons,

- **Flooding:** The area is prone to flooding and watercourse run off. On three occasions so far in Winter 20/21 extensive flooding has occurred on both farmland in the identified area and areas within the actual village of Long Marston.
- **Knock on effect to surrounding villages:** the report makes no mention of the significant impact on surrounding local villages, many of which are located in Buckinghamshire, of developing this site. Significant increase in traffic (and associated pollution) on rural roads and villages would be unsustainable and unacceptable. This lack of context does not enable a robust evaluation of the site.
- **Lack of existing infrastructure:** - p333 of Appendix F documents mention Cheddington railway station 2 ½ miles away and most people will drive to the station resulting in excessive traffic movements in the village of Cheddington and the road between Long Marston and Cheddington. There are only two minor B roads and these are very narrow and there is on-street parking in all Long Marston, Cheddington and Wingrave. The junction with Cheddington Lane at the Queens Head PH is very restricted and difficult at both ends of the working day. Any further increase in traffic trying to access Cheddington Station would make village life intolerable and dangerous. The area does not have sufficient existing capacity in terms of Doctor's surgeries, schools, hospitals etc. to cope.
- **Visual impact on the Chiltern AONB:** A new settlement would create adverse visual impact being visible from the Chiltern escarpment from Ivinghoe Beacon to the Memorial at Coombe Hill and from the ridgeline to the north running through Ascott, and Wing to Wingrave.
- **Irreversible change to the landscape of Boarscroft Vale:** Boarscroft Vale is already recognised by Dacorum as being worthy of conservation in the Council's own Landscape Character Assessment which recommends a strategy: to limit built development within the area or the impact of development that may affect the area from outside and to conserve and enhance the distinctive character of traditional settlements and individual buildings. The area boasts the remains of 4 mediaeval villages; Tiscott, Bure, Ardwick and Betlow, two of which are scheduled monuments and it is one of the few open areas of countryside in the area largely unaffected by modern development. The area is also home to a number of ancient Black Poplar trees some of which may be varieties not clearly understood, they would clearly be under threat. This development would destroy the landscape irreversibly.

Included files

Title Countryside

ID EGS8123

Person ID 1266076

Full Name Mrs Gail Steed

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>OBJECTION - possible housing development Long Marston</p> <p>I am commenting on the possible large scale development at Long Marston. I am a Cheddington resident and know our schools can't take any new children as those arriving at our new development of 100 houses in the last few months are being told to go to other villages to be educated.</p> <p>The High St and Station Road in Cheddington have a huge amount of traffic using them including large lorries that make the houses shake.</p> <p>The station car park is full every day in normal times which means computers park along the approaching roads causing a traffic build up especially from large lorries travelling to the Long Marston airfield.</p> <p>Cheddington presently has 770 houses so proposing to build 3400 is completely out of proportion and will turn our lovely villages into characterless expanses.</p> <p>Chddington will be greatly affected by a development like this being included in the Dacorum Plan so please reconsider the damage you will do.</p>
Included files	
Title	Countryside
ID	EGS8165
Person ID	1264673
Full Name	Tara Thirkettle
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	

* No	
Proposals and Sites Countryside comment	<p>I write to object in the strongest possible terms to the proposal to build thousands of home on the edge of Long Marston. Long Marston already suffers from flooding and the proposed site for development also suffers from flooding. Any development in this area will only exacerbate the problem.</p> <p>Please take this point into account when assessing the site.</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS8338
Person ID	1266200
Full Name	ROGER HANDS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>Section 2.8 :- there is a major issue with fly tipping in the Maylands area, will the lorry park provide proper welfare for the lorry drivers, if so who will be responsible for the maintenance and cleaning of such facilities? Will there be adequate litter bins and who will ensure that these are used. It would be good if there was more signage regarding the illegality of littering and fly tipping particularly as a high proportion of lorries come from overseas and the drivers may not be aware of local bye laws etc.</p>
Yes / No * Yes * No	

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS8350
Person ID	1266200
Full Name	ROGER HANDS
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Watling street truck stop - Having a truck stop right next to the river and within meters of an Affinity Water pumping station is wholly in appropriate. The risk of oil spillage to the river and to groundwater is high. There is also likely to be problems with litter which can be swept down the river. Again building in the natural floodplain is in appropriate.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS8353
Person ID	211117
Full Name	Mr Michael Heylin
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Section 2.8 :- there is a major issue with fly tipping in the Maylands area, will the lorry park provide proper welfare for the lorry drivers, if so who will be responsible for the maintenance and cleaning of such facilities? Will there be adequate litter bins and who will ensure that these are used. It would be good if there was more signage regarding the illegality of littering and fly tipping particularly as a high proportion of lorries come from overseas and the drivers may not be aware of local bye laws etc.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS8365
Person ID	211117
Full Name	Mr Michael Heylin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes

Proposals and Sites Countryside comment	Watling street truck stop - Having a truck stop right next to the river and within meters of an Affinity Water pumping station is wholly in appropriate. The risk of oil spillage to the river and to groundwater is high. There is also likely to be problems with litter which can be swept down the river. Again building in the natural floodplain is in appropriate.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS8368
Person ID	1266205
Full Name	DI HAMMOND
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Section 2.8 :- there is a major issue with fly tipping in the Maylands area, will the lorry park provide proper welfare for the lorry drivers, if so who will be responsible for the maintenance and cleaning of such facilities? Will there be adequate litter bins and who will ensure that these are used. It would be good if there was more signage regarding the illegality of littering and fly tipping particularly as a high proportion of lorries come from overseas and the drivers may not be aware of local bye laws etc.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	

Included files	
Title	Countryside
ID	EGS8378
Person ID	1266205
Full Name	DI HAMMOND
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Watling street truck stop - Having a truck stop right next to the river and within meters of an Affinity Water pumping station is wholly in appropriate. The risk of oil spillage to the river and to groundwater is high. There is also likely to be problems with litter which can be swept down the river. Again building in the natural floodplain is in appropriate.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS8465
Person ID	1264394
Full Name	Alan Frost
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	No
Proposal & Sites Countryside Other Sites comment	The proposed development of 3400 new houses while being just on Dacorum is cunningly sited in a small area surrounded by Buckinghamshire, aiming to minimise objections from Dacorum residents - other than residents of Long Marston. Has there been any communication between local authorities in Buckinghamshire and Dacorum about these proposals.
Included files	
Title	Countryside
ID	EGS8721
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	Growth Area Cy01: Upper Bourne End Lane/Stoney Lane (Bourne End Mills GEA extension) <u>Transport</u> . The site is not of a size that could contribute towards bus service improvements and is not located near to an existing bus Given the proximity to the A41, it is difficult to see how this could be made into a sustainable site. Growth Area Cy02: Bovingdon Brickworks

Transport. The county council would expect the site to enhance the connectivity to Bovingdon for walking/cycling, linking coherently with other development in Suitable cycle parking provision should also be required. Mitigation of impacts from HGV movements will be required.

The site is slightly over recognised accessibility criteria of nearest bus stops served by an hourly route. This site is not large enough to contribute to bus service

Growth Area Cy03: Watling Street Truck Stop, London Road, Flamstead

Transport. The county council supports the allocation of additional HGV provision in the plan, noting the alignment to HCC's LTP4 Policy 16 supporting freight and logistics. This site should be considered in the context of the wider freight and logistics considerations of the plan, positively contributing to the ongoing challenges around HGV management and operations facing the borough, notably in

The plan must seek to address the unplanned antisocial and hazardous HGV arrangements that currently exist within Maylands and the wider transport network, possibly resulting in additional requirements of the wider plan policies or site-specific requirements (for both this site and others), but at this stage that is an unknown.

Whilst this is an HGV centric land use, the site must still meet the broader transport design policies set out within the plan to ensure its impact is fully mitigated in accordance to the user hierarchy, this should be included within supporting text for this

Growth Area Cy04: Haresfoot Campus

Historic Environment. Further archaeological assessment may be required on this site. This is likely with regard to the significance of any remaining historic park and landscape features. The Gardens Trust should also be consulted on this site. Many of the other sites will require archaeological assessment prior to the submission of a planning application since they have the potential to contain heritage assets which may be a constraint on development

<p>Yes / No * Yes * No</p>	
<p>Proposal & Sites Countryside Other Sites comment</p>	
<p>Included files</p>	
<p>Title</p>	<p>Countryside</p>
<p>ID</p>	<p>EGS8756</p>
<p>Person ID</p>	<p>1266763</p>
<p>Full Name</p>	<p>CERI BESENT</p>

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	Could you not look at creating a new town located further away, with its own infrastructure and facilities like they have done in Cambridge? Those developments have been very successful and I feel would be better suited in these circumstances.
Included files	
Title	Countryside
ID	EGS8837
Person ID	1158356
Full Name	Colin Blundel
Organisation Details	Planning Officer Chiltern Society
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	

Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	No specific sites, but a review should be undertaken in the urban areas to identify any buildings no longer in business use for conversion to residential use.
Included files	
Title	Countryside
ID	EGS8919
Person ID	1266853
Full Name	David Godfrey
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>I was very alarmed to see this site even getting a mention in the new draft. Long Marston is categorised as a small village of 160 houses. It would be absolutely dwarfed by the suggested possible development of 3400 houses, which is barely contiguous with Long Marston.</p> <p>The new development would be in an Area of Attractive Landscape and be plainly visible from the Chilterns AONB.</p> <p>The site is prone to surface flooding, especially towards Thistlebrook.</p> <p>The sight would irreversibly alter the character of the village and the surrounding area.</p> <p>The sight would impact heavily on the local B road infrastructure.</p> <p>The site would be adjacent to a conservation area and would impact negatively on its character.</p>

The site would generate a need for a new school and other infrastructure in Long Marston.

Boarscroft Farm /Alnwick Farm Long Marston is considered to be an Area of Archaeological Significance by Dacorum.

The proposal would obliterate Long Marston Cricket and Tennis Club. The cricket club is not just any cricket club but has a top-quality pitch which enables it to play at League level, and draws its members from a wide geographic area. The fine pavilion doubles as a Village Hall whern needed.

THE NPPF guidelines are about building the right homes in the right place. This site cannot be described as the right place by any stretch of the imagination.

What is doubly alarming is that the proposed figure of 3400 homes forms approximately 60% of the overspill housing sites contribution identified,

The consultant sees major impediments to the site.

I would remove the site from the draft at the earliest possible opportunity to save a lot of people in Long Marston and surrounding villages unnecessary alarm.

Included files

Title Countryside

ID EGS9351

Person ID 1267365

Full Name Mr Jont Cole

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

Proposals and Sites
Countryside comment

Yes / No

* Yes

* No

Proposal & Sites Countryside Other Sites comment	<p>Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.</p> <p>Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.</p>
Included files	
Title	Countryside
ID	EGS9817
Person ID	1267656
Full Name	Ms Alison MARCHANT
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>I would like to register my objection to the possible planning site in between Long Marston and Cheddington airfield, in the Boarscroft Vale. I feel that this site is wholly unsuitable for development in that it is liable to flooding, it is within an area of outstanding natural beauty and it would set a precedent for development in an otherwise rural landscape. It would also raise the amount of traffic along this otherwise relatively quiet road. I live in Wingrave and the back of my cottage looks out towards Long Marston. I highly value the countryside gap between the villages and strongly feel that development should be kept within already built environments. House building is expanding at an exponential rate around this area and is in danger of despoiling it's nature completely. We need to leave areas for nature to thrive and for humans to breathe.</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	

Title	Countryside
ID	EGS10192
Person ID	1268090
Full Name	Jean Jenner
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	Rural areas such as Long Marston need to be protected, farmland is required for food as the economy adjusts to Brexit and producing locally. The plans tucked away in an annex to build there must be withdrawn and scrapped. The village of Long Marston has inadequate drainage and residents live in fear of flooding of roads and houses during heavy rain or storms. The local MP is involved but this has been a problem for years and the various agencies involved do not have a history of being able to deal with it. The thought of any more houses being built is appalling and ill advised. There is no effective public transport there and the roads are not adequate, they become dangerous very quickly as they are narrow and twisty in places. This plan must be withdrawn.
Included files	
Title	Countryside
ID	EGS10412
Person ID	1263507
Full Name	Ms Janet Gerrard-Wright
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	<p>I am writing regarding the housing proposal for Long Marston, Hertfordshire.</p> <p>The proposed land is totally unsuitable for over 3,000 houses.</p> <p>Long Marston has a huge ongoing issue with flooding. This year has been the worst I have ever seen. So much wasted time for the fire service and having tankers pumping away water for days at a time.</p> <p>I am horrified that you would consider taking even more of our countryside in this area. Below are just some of the reasons behind my full objection to this proposal.</p> <p>Transport: huge new infrastructure would be required and there would be serious impacts on traffic for Long Marston and Wingrave.</p> <p>Flooding: there's significant risk of flooding, with surface floods and water courses already present.</p> <p>History: there are sites of archaeological interest which would require excavation, and obvious potential for damage to the heritage and special character both of Long Marston and Wingrave.</p> <p>Landscape: there would be serious and irreversible damage to the outlook close to the Chilterns Area of Outstanding Natural Beauty.</p> <p>Wildlife: an adjacent Local Wildlife Site would be threatened by this development.</p> <p>Please take my comments and add them to your proposal. Unfortunately, myself like many others have only just had this brought to our attention.</p>
Yes / No * Yes * No	

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS10418
Person ID	1268437
Full Name	HAYLEY GUEST
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>I am writing to object to the proposal for thousands of houses to be potentially built in Long Marston.</p> <p>As you will be aware the village and those surrounding it (Astrope, Puttenham etc) are all built on flood zones.</p> <p>The flooding is getting worse every year and is a real issue. Homes are being flooded and the roads flooded so they are useable time and time again.</p> <p>This area is completely unsuited to further development as it is unable to cope with the existing number of houses.</p>

The roads are also dangerous and in a terrible condition. People use the village as a cut through and speed through the lanes throwing their litter out. I live in Astrope Lane in a supposedly 30 mile limit, I have a 2 and a 4 year old and I'm terrified of them being hit by one of the many cars and vans using the road as a cut through, this will only get worse with a huge development the other side of the village. The roads are full of potholes constantly which again will only make it worse.

There is only one small village school and a pub, there are no other amenities. The public transport is virtually non-existent.

The area is simply unsuited to major development.

Included files

Title

Countryside

ID

EGS10431

Person ID

1268440

Full Name

Mrs Michele Larkin

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

**Proposals and Sites
Countryside comment**

Yes / No

* Yes

* No

**Proposal & Sites
Countryside Other Sites
comment**

Don't build 3,400 new houses between Long Marston and Wingrave. The population of Dacorum and South Bucks and the wildlife don't need any more urban sprawl. Instead look to build on brown land and in derelict urban areas in need of regeneration. Furthermore the road is extremely narrow and traffic will cause terrible congestion in Long Marston which is already a terrible bottle neck with a very narrow High Street and hazardous junctions.

Included files	
Title	Countryside
ID	EGS10439
Person ID	1268446
Full Name	JOHN KING
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>The 'Single Location approach will limit the impact on existing infrastructure and services in Tring, Berkhamsted and Hemel Hempstead and allow for the development of schools, community centres and shops to support the community.</p> <p>The Bovingdon site will require significant road infrastructure and add to the pressure on Hemel Hempstead station. In addition, its proximity to the Mount Prison will adversely impact the commercial value of the site.</p> <p>By placing the required development into a single location, (Long Marston) the following benefits will be delivered:-</p> <ul style="list-style-type: none"> • No additional strain on Education, Policing, Healthcare and transport in Hemel Hempstead, Tring and Berkhamsted • By working with Bucks CC, additional benefits from the additional link between the A41 and potentially the A505 will reduce traffic through Tring and Wing • No additional loss of 'open space' within the existing Dacorum area • Reduced pressure on Hemel Hempstead, Berkhamsted and Tring stations
Yes / No	

* Yes	
* No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS10440
Person ID	1268446
Full Name	JOHN KING
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	LONG MARSTON
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS10471
Person ID	1268450
Full Name	JOSEPH STOPPS

Organisation Details	DACORUM GREEN PARTY
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	The plan already proposes over-expansion of Dacorum.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS10500
Person ID	869129
Full Name	Ms Ann Hetherington
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	Given the substantial shortfall in the evidence provided to justify the current housing supply target and housing strategy I do not propose there to be any other sites that should be included in the plan.

Once the Council conduct a review of the evidence of 'housing need' and bring forward a Plan meeting the requirements of exceptional circumstances to build on the green belt then I would be prepared to consider other sites for development.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Countryside Other Sites
comment

Included files

Title Countryside

ID EGS10581

Person ID 1268721

Full Name MRS A J OAKINS

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites
Countryside comment

Yes / No
* **Yes**
* **No**

No

Proposal & Sites
Countryside Other Sites
comment

I am writing to oppose the plan to develop 3,800 homes in Long Marston.
I feel very sad to think that all that lovely countryside will be ripped up and made into yet more roads – estates etc.
Do hope that you will choose Bovingdon Airfield over our diminishing countryside – because once it is gone there is no going back.

As you can see I live in the area you are proposing to develop in fact we are planning to build a small family home for myself and my daughter and grand children, we have lived in (address removed) for over 30 years and loved every minute of it – as we feel very fortunate to be so close to amenities but quiet and peaceful too.
Please think very seriously about your decision.

Included files	
Title	Countryside
ID	EGS10617
Person ID	369415
Full Name	Mr Dacorum EnvironmentalForum
Organisation Details	Chair Dacorum Environmental Forum Waste Group
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<ul style="list-style-type: none"> Introduction to Proposals and Sites <p><i>“24.1 The work on allocations is still evolving and we have reflected as much detail as we possibly can at this stage in the Plan. In particular, we have not been able to include all forms of proposals that might emerge in the settlements. We set out our current understanding of allocations in more detail in this 'Proposals and Sites' section of the plan</i></p> <p><i>24.2 We are working towards incorporating a full list of allocations for the next stage of the Plan (Regulation 19). We will undertake this work in progressing discussions on individual development proposals with landowners and developers, our partners and other key stakeholders and through taking forward linked work on infrastructure requirements in the Infrastructure Delivery Plan.”</i></p> <p>In other words, more sites could be added after close of consultation, and residents and concerned groups will not have had an opportunity to comment on these.</p>
Yes / No * Yes * No	

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS10629
Person ID	369415
Full Name	Mr Dacorum EnvironmentalForum
Organisation Details	Chair Dacorum Environmental Forum Waste Group
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	CY04 <i>The provision of sports facilities must be of equivalent or better quantity and quality to those which are being replaced at Growth Area Bk03 - Haslam Playing Fields. The relocation of recreational facilities to this “out of town” location is a retrograde proposal on account of the extra travelling.</i>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS10631
Person ID	369415

Full Name	Mr Dacorum EnvironmentalForum
Organisation Details	Chair Dacorum Environmental Forum Waste Group
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Renewal Area CY06: <i>Bovingdon Airfield</i> This area is an ideal site for housing development, but not allocated as such. Who is pulling the strings here? If it is considered to have too large an impact on the lifestyle of residents of Bovingdon, what about the impact of the loss of other green field sites on life styles throughout the Borough?
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS10633
Person ID	369415
Full Name	Mr Dacorum EnvironmentalForum
Organisation Details	Chair Dacorum Environmental Forum Waste Group
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	Yes

* Yes	
* No	
Proposals and Sites Countryside comment	Renewal Area CY06: <i>Bovingdon Airfield</i> This area is an ideal site for housing development, but not allocated as such. Who is pulling the strings here? If it is considered to have too large an impact on the lifestyle of residents of Bovingdon, what about the impact of the loss of other green field sites on life styles throughout the Borough?
Yes / No	
* Yes	
* No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS10876
Person ID	1268799
Full Name	JON BEARDMORE
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No	
* Yes	
* No	
Proposals and Sites Countryside comment	
Yes / No	Yes
* Yes	
* No	

**Proposal & Sites
Countryside Other Sites
comment**

Site number 155L (Long Marston New Settlement)

I comment as a resident living less than two miles from this proposed new town and a member of Long Marston cricket club.

Whilst the assessment correctly identifies a number of negative issues with this idea, the reality is considerably worse than might be first appreciated.

- 1 The area of Aylesbury Vale between Wingrave and Long Marston is low-lying and liable to flooding (including of properties in Long Marston). A large-scale development on the area proposed would significantly reduce the capacity of the area to absorb rainfall, greatly exacerbating the flooding
- 1 Local roads are completely unsuitable to carry the volume of traffic that this new town would generate, would be and extremely difficult and expensive to upgrade. It should be noted that the Grand Union canal (including the Aylesbury Arm) effectively encloses Long Marston from the South West round to the North East, with the West Coast Mainline acting as a further constraint to the North. All of the railway bridges between Leighton Buzzard and Cooks Wharf near Pitstone are single

The road through Long Marston itself cannot be improved without the demolition of listed buildings. Furthermore the road beyond to Tring crosses the Aylesbury arm of the Grand Union Canal via a single track bridge. The reservoirs at Tringford (part of the AONB) and the single track bridge over the Wendover Arm of the Grand Union Canal at New Mill in Tring form further significant obstacles preventing this new town from being connected to the rest of Hertfordshire.

The road North-West to Wingrave is single track at Thistlebrook bridge, is severely constrained by sharp bends at London Hill - again due to listed buildings, and is effectively single track in the center of Wingrave due to unavoidable on-street parking. Furthermore the routing of traffic (hundreds of peak hour vehicle movements) from the proposed new town through the village of Wingrave en-route to Milton Keynes is clearly inappropriate.

A link to the A41 Aston Clinton bypass would create a rat run, encouraging traffic to bypass Aylesbury through Wilstone, Astrop and Puttenham, Long Marston, Mentomore, Cheddington and Wingrave to the A418. Note that the junction at Buckland was deliberately designed to avoid this.

If traffic were routed via an upgraded Cheddington Lane towards Cheddington and the B488 then it would either pass through Mentmore Village, severely impacting the environment, and be constrained by the rail bridge at Ledburn, or it would congest the light-controlled single track rail bridge at Cheddington station.

In short, connecting this new town to the road network would require completely new roads stretching many miles through Hertfordshire and Buckinghamshire to bypass villages and cross canals and railway lines.

Included files

Title Countryside

ID EGS11021

Person ID 1268909

Full Name Dr Leslie Kennedy

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

Proposals and Sites

Countryside comment

Yes / No

* Yes

* No

**Proposal & Sites
Countryside Other Sites
comment**

I have been a resident of this area since 1957, The proposed development at Long Marston of a new settlement of over 3000 homes is completely in appropriate for a number of reasons..

- 1 The area is a known flood plan & the new homes will be a significant risk of flooding unless very extensive flood risk mitigation risks are implemented. As a young teenager I use to visit the fields in the wet season to gather wild mushrooms growing in the wet environment.
- 2 The road infrastructure around the proposes site is already overloaded and without the construction of major new access roads with consequent environmental impact the site will be unsustainable because of the consequent traffic movements. Whilst fossil fuel cars can be expected to be reduced it is forecast that electric vehicles will take their place and these will need new infrastructure.

3 There is no reference to the impact on the nearby wildlife sites at Wilstone Reservoir and Startops Reservoir and the consequence of the resultant additional traffic and visitors

Included files

Title Countryside

ID EGS11022

Person ID 1268909

Full Name Dr Leslie Kennedy

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

**Proposals and Sites
Countryside comment**

Yes / No

* Yes

* No

**Proposal & Sites
Countryside Other Sites
comment**

As per my statements above I consider the proposed development at Long Marston to be unsustainable. It is an area that will flood if 3000 homes are constructed and the existing road infrastructure around the site is already overloaded. There will be a detrimental impact on the surrounding roads in the adjacent Buckinghamshire villages including Wing, Wingrave, Aston Clinton and others including Pitstone and Ivinghoe.

There is also the impact of the development on College Lake, Wilstone and Startops Reservoirs.

Included files

Title Countryside

ID EGS11102

Person ID 1268936

Full Name Ms Barbara Aris

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>Re: Proposed House Estate for 3.400 dwellings in Long Marston.</p> <p>This would be a very big mistake. It sounds like you would be taking over the 'village' of Long Marston and turning it into a small town. There is insufficient room for more traffic as the roads are narrow and 'without kerbs' which is fine for country living. These roads have suffered of late due to the amount of heavy and very heavy goods vehicles using the industrial estate. Often cause gridlock because the lorries cannot turn into Cheddington Lane. Building an estate of 3,480 houses would create at least 700 more vehicles once complete and heaven knows how many vehicles whilst under construction. As Long Marston has very few dwellings at present this estate would dwarf it and also Cheddington and Wingrave. As for flooding - the Fire Brigade have been called out a few times this winter already - if climate change is happening then this will only get worse. How stupid to build on a flood plain - this usually causes subsidence later on. There are very many reasons not to build here and before even thinking about it further you need to be in Long Marston to see the size of the problem as it is stands now. One other point - the secondary schools around Long Marston are nowhere near large enough to accommodate children from an estate of this size. Tring and Cottesloe are already fairly full and indeed Cottesloe reduced its catchment area only a couple of years ago. This school may be in Buckinghamshire but is used by many children from nearby Hertfordshire. The other schools - grammar schools in Aylesbury which would be used by some of the children are also having to cater for the vast number of houses intended to be built and already being built around Aylesbury. I plead with you to think seriously before going ahead and wasting your time and money on this so called plan.</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS11321

Person ID	1269000
Full Name	Mrs Tracey Franklin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	The first point of call is for Brownfield sites to be prioritised for housing and only when developers have utilised all of these spaces, should Green Belt EVEN be considered. Developers are consistently only looking for the greatest financial return and do not even take into consideration the impact their greedy view, has on the environment and the actual residents themselves. The council SHOULD be defending these natural resources at all costs for their residents.
Included files	
Title	Countryside
ID	EGS11322
Person ID	1269002
Full Name	Mr Paul Galgey
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	

Proposals and Sites Countryside comment	<p>Dixons Gap (Site 138)</p> <p>As a long-standing development opportunity, Dixons Gap has been assessed under DBC’s Site Selection Topic Paper (November 2020) – site reference 138. It was discounted for development at Phase 1 Assessment Stage. The justification for this decision is stated as <i>“site situated in open countryside for planning purposes. Development of this site would result in unsustainable development”</i>.</p> <p>We submit that it would be unreasonable to discount the site as a rural exception opportunity simply by virtue of being in the countryside. The site directly adjoins an existing residential development site (Dixons Wharf) and is in proximity to the main settlement area of Wilstone. Rural exception schemes are, by definition, not located in urbanised locations and indeed, Wilstone is identified as one of a few Small Villages in the Rural Area that are suitable for rural entry-level / exception homes, as these villages are less constrained than other villages in the Green Belt or AONB. It is therefore important that the development opportunity is not overlooked simply because of its geographic location.</p> <p>It is possible that a sensitive, well-designed rural exception scheme could be delivered on this site, which reflects and responds to the character of Dixons Wharf, but which offers a landscaped buffer that softens the impact of introducing development at this location. The site could be split to assign a proportionate and appropriate developable area in this regard.</p> <p>It must be acknowledged that the site is currently overgrown and contains broken areas of hardstanding. It is not publicly accessible and offers little to nothing in terms of amenity value. It is therefore considered that the site could be put to better use in providing rural exception housing. We intend to discuss this opportunity with Officers through formal pre-application channels in due course and would be happy to expand on this brief overview as required.</p> <p>We hope that these representations are helpful and would welcome further opportunities to engage with the plan-making process in Dacorum.</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS11340
Person ID	1269008
Full Name	Mr Steven Kerry
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>Rectory Homes welcomes the opportunity to comment on the Regulation 18 version of the Review to the West Berkshire Local Plan (December 2020) and wishes to make a number of representations as set out below.</p> <p>Established in 1992, Rectory is a small-medium sized housebuilder operating primarily in Oxfordshire, Buckinghamshire but also the wider Home Counties including Hertfordshire. Our focus is on small to medium sites in towns and villages and we specialise in high quality housing developments built to reflect the local vernacular using locally sourced natural and sustainable materials.</p> <p>We have an interest in the existing and emerging planning policies for Dacorum Borough having secured land options for a number of sites within the area. Small sites are extremely important in rural areas such as Dacorum, especially as they can be delivered quickly; small schemes generate little adverse impact and can deliver a range of positive benefits to local communities.</p> <p>The Government's objective to increase the amount of housing delivered by small and medium sites is clear and the important contribution that such sites can make to meeting the housing requirement of an area is reflected in the NPPF. Our representations are as follows:</p>
Included files	
Title	Countryside
ID	EGS11349
Person ID	1269008
Full Name	Mr Steven Kerry
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>Two sites within the village of Wilstone are perfect examples of land considered suitable for development, unconstrained by the designations which extend across the majority of the Borough, and which can form logical and sustainable growth of the village over the emerging Plan period. These sites can assist in meeting the housing requirement of Dacorum, can be delivered quickly to address the current housing land supply shortfall in the Borough and can avoid the need to release other sites from the Green Belt to meet this need.</p> <p>The first site is identified as Land off Tring Road, Wilstone. A copy of completed site allocation pro forma which shows the site location is enclosed with these representations. The site adjoins the northern edge of the village, enclosed by the existing built form of Grange Road to the south and the Aylesbury Arm of the Grand Union Canal to the north. Further residential development is present beyond the canal to the north west in the form of the Wilstone Wharf development and to the north east at Dixons Wharf. The site currently comprises an agricultural field extending to approximately 1.57 ha in size and contains no notable physical features with the exception of a single telegraph pole located towards the western site boundary. An existing agricultural access is located at the south western corner of the site on to Tring Road.</p> <p>There is a recent history of planning applications for development of the site. On 4th 2019 Rectory Homes submitted an application for an entry-level housing scheme of 15 homes (ref: 4/00024/19/MFA) to the Council for consideration. The application remains undetermined at the time of writing. Over the course of consideration of the application, the applicant engaged with the Council with officers indicating support for a larger scheme. The scheme secured affordable housing on the site which met a locally identified need in the Parish with an element of open market housing to help deliver the scheme. This culminated in the submission of a detailed planning application for 28 homes, of which 50% were affordable tenure dwellings, on 2nd July 2020. The application (ref: 20/01754/MFA) secured officer support but was refused permission at the Development Management Committee on 17th December 2020. The Decision Notice was received on 14th January 2021 with a single reason which regards the scale of development on the site assessed against the existing strategic planning policies for growth within the Rural Area.</p> <p>The site is also identified in the January 2020 Site Assessment Study as reference 140 (Locks Field, Wilstone). The Site Assessment Study forms the evidence of the emerging Dacorum Borough Local Plan 2038. Within the study, the site is assessed against a range of criteria and is considered to have minor constraints to development. The conclusion confirms</p>

that the site performs well against all criteria indicating the site is suitable for allocation within the emerging Plan. This Study therefore acknowledges the unconstrained nature of the site and its suitability to accommodate residential development.

Development of the site will deliver significant social, environmental and economic benefits and would represent a high quality and accessible residential scheme. These are all points which the Council did not dispute in the determination of the application. Overall, it is considered development of the site would result in logical and sustainable growth of the village in accordance with paragraph 78 of the NPPF and with significant benefits to the village and the wider Dacorum Borough.

The second site is located to the immediate south east of the Tring Road, Wilstone site, again at the northern edge of the village. A Plan showing its location is included on the completed site allocation pro forma which accompanies these representations. It comprises a square-shaped area of land extending up to circa 2 hectares in size in the form of an agricultural field and allotments. The eastern boundary of the site aligns with built form along Grange Road in terms of depth. As such, development of the site would accord with the prevailing settlement pattern of the village.

The site has no recent planning history but is identified within the Site Assessment Study, referenced 139: Grange Road, Wilstone. The site is considered to have major constraints however the summary explains this refers to the poor access into the site (as from Grange Road). The Study recommends that any access should therefore be facilitated through site 140 – the site under the control of Rectory Homes. It is therefore clear that a suitable access could be provided through the adjoining site, thereby resolving this major constraint. The conclusion of the Study confirms, subject to resolution of the access issue, the site is suitable for allocation.

These sites can be delivered incrementally over time or through one comprehensive scheme to help provide a significant contribution to the Council's housing land supply position. Both sites have been assessed as suitable for development and therefore allocation within the emerging Local Plan and collectively the delivery of these sites can provide substantial benefits to the village and wider community. As such, it is clear that there are suitable sites for development existing within the Borough that are not constrained but have been overlooked by the Council in the preparation of the growth strategy of the emerging Local Plan

We trust you will consider the above representations and look forward to receiving your formal acknowledgement.

Included files

[P.220.LP.01B Location Plan.pdf](#)
[P.220.LP.02 Location Plan.pdf](#)
[Pro Forma for Allocation - Land off Tring Road - Locks Field - Wilstone.pdf](#)
[Pro Forma for Allocation - Land east of Locks Field - Wilstone.pdf](#)

Title

Countryside

ID

EGS11361

Person ID

1269014

Full Name

Mrs Roz Roberts

Organisation Details	Clerk to the Council Cheddington Parish Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>It has been brought to Cheddington Parish Council's attention that Dacorum Council are considering a large-scale housing development, of up to 3400 houses, at Long Marston which could have considerable impact on Cheddington.</p> <p>Cheddington Parish Council is making a comment to Dacorum Council because of the lack of existing infrastructure. The documents mention Cheddington railway station, but it is 2 ½ miles away and no-one is going to walk that distance, most people will drive to the station. Everything else will have to be built and the area does not have the existing capacity in terms of Doctor's surgeries, schools, hospitals etc. to cope. There are only two minor B roads and these are very narrow. Although the site is in Hertfordshire it is mostly Buckinghamshire settlements, including Cheddington that will be affected.</p> <p>This will have a massive impact on our own already stretched village infrastructure.</p> <p>I trust you will take this into consideration when making any future decisions in respect of this site.</p>
Included files	
Title	Countryside
ID	EGS11432
Person ID	1269025
Full Name	JOHN MAWER
Organisation Details	
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	<p>1 Proposals and sites.</p> <p>(Growth Area Cy01) Odd that earlier the view was that small villages in the green belt should be protected from development. This piece of land is in the green belt abutting a small village. Recently, 45 houses have been built nearby. They occupy part of what was a derelict industrial estate. To add to the industrial feel and decrease the rural nature of the setting would totally oppose the vision. There is always a danger of feeling that as an area has been partly denigrated it is not worth hanging on to what attractiveness it has. We need to take care that we don't polarise. There is already a sense that anything goes in areas that do not have special protection.</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS11605
Person ID	1269149
Full Name	Mrs Jayne Barratt-Haynes
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	

Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>Transport: huge new infrastructure would be required and there would be serious impacts on traffic for Long Marston and Wingrave.</p> <p>Flooding: there s significant risk of flooding, with surface floods and water courses already pesent.</p> <p>History: there are sites of archaeological interest which would require excavation, and obvious potential for damage to the heritage and special character both of Long Marston and Wingrave.</p> <p>Landscape: there would be serious and irreversible damage to the outlook close to the Chilterns Area of Outstanding Natural Beauty.</p> <p>Wildlife: an adjacent Local Wildlife Site would be threatened by this development.</p>
Included files	
Title	Countryside
ID	EGS11856
Person ID	1269268
Full Name	Mick Foster
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	It has come to light that a feasibility study has been carried out for the development of land between Alnwick Farm & Whitwell Farm, approximately 1.5miles from the Wingrave border, and Cheddington Air Field and skirting the corner of Long Marston.

This land is a huge area of Green Fields and is prone to heavy flooding as we have witnessed over the last few months, and on a number of occasions has even forced the road through Long Marston to be closed. Building on this land could force the water to run off the land, making the risk of flooding in the surrounding area, especially Long Marston, even worse.

The three villages around this development, Cheddington, Long Marston & Wingrave, have minimal facilities, with only a couple of small convenience shops, no doctors, etc.

The area is only served by B roads, and a development of this size would increase traffic flow through all surrounding villages immensely. We already have a traffic problem through Wingrave, especially along the Winslow Road where the parked vehicles almost turn the road into single file traffic with passing places.

I understand that there are sites of Archaeological importance on this land that would be disturbed or lost and the nearby local wildlife site would also be under threat. It would also visually impact the Chilterns Area of Outstanding Natural Beauty.

I think that developing this land would be a huge mistake and would like my objections registered.

Included files**Title** Countryside**ID** EGS11999**Person ID** 1263807**Full Name** Julia Robinson**Organisation Details****Agent ID****Agent Full Name****Agent Organisation****Yes / No**

* Yes

* No

**Proposals and Sites
Countryside comment****Yes / No**

* Yes

* No

**Proposal & Sites
Countryside Other Sites
comment**

I am writing to object to Long Marston being included as a potential development site for 3400 houses in the Dacorum Plan as per the AECOM site assessment and pages 333--335 of Appendix F to the Dacorum Local Plan Interim Sustainability Appraisal report

Given the amount of detail provided in the consultation documents without highlighting the affect on specific communities and the lack of ability to view these documents in public libraries etc, I am also commenting to question whether due process has been followed in this consultation. Surely consultation should be extended until lockdown restrictions enable documentation to be viewed publicly.

The reasons why the Long Marston site is totally unsuitable for housing development are:

Flooding: The area is prone to flooding and watercourse run off. On three occasions so far in Winter 20/21 extensive flooding has occurred on both farmland in the identified area and areas within the actual village of Long Marston.

- **Knock on effect to surrounding villages:** the report makes no mention of the significant impact on surrounding local villages, many of which are located in Buckinghamshire, of developing this site. Significant increase in traffic (and associated pollution) on rural roads and villages would be unsustainable and unacceptable. This lack of context does not enable a robust evaluation of the site.
- **Lack of existing infrastructure:** - p333 of Appendix F documents mention Cheddington railway station 2 ½ miles away and most people will drive to the station resulting in excessive traffic movements in the village of Cheddington and the road between Long Marston and Cheddington. There are only two minor B roads and these are very narrow and there is on-street parking in all Long Marston, Cheddington and Wingrave. The junction with Cheddington Lane at the Queens Head PH is very restricted and difficult at both ends of the working day. Any further increase in traffic trying to access Cheddington Station would make village life intolerable and dangerous. The area does not have sufficient existing capacity in terms of Doctor's surgeries, schools, hospitals etc. to cope.
- **Visual impact on the Chiltern AONB:**A new settlement would create adverse visual impact being visible from the Chiltern escarpment from Ivinghoe Beacon to the Memorial at Coombe Hill and from the ridgeline to the north running through Ascott, and Wing to Wingrave.
- **Irreversible change to the landscape of Boarscroft Vale:** Boarscroft Vale is already recognised by Dacorum as being worthy of conservation in the Council's own Landscape Character Assessment which recommends a strategy: to limit built development within the area or the impact of development that may affect the area from outside and to conserve and enhance the distinctive character of traditional settlements and individual buildings. The area boasts the remains of 4 mediaeval villages; Tiscott, Bure, Ardwick and Betlow, two of which are scheduled monuments and it is one of the few open areas of countryside in the area largely unaffected by modern development. The area is also home to a number of ancient Black Poplar trees some of which may be varieties not clearly understood, they would clearly be under threat. This development would destroy the landscape irreversibly.

Included files

Title

Countryside

ID	EGS12454
Person ID	1145994
Full Name	Penny Mould
Organisation Details	Spatial Planner- Beds, Bucks and Herts Highways England
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	Policy SP29 summarises new growth areas within the countryside and is of interest to Highways England as it allocates Growth Area Cy03 'Watling Street Truck stop, Flamstead'. The proposal supports Highways England's wider ambition to increase provision for lorry parking on the strategic road network. The site is strategically located close to M1 J9, and therefore the impacts of the additional movements at this junction should be assess and any infrastructure improvements necessary for this location included in the IDP.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS12627
Person ID	1207604
Full Name	Thames Water Planning Policy
Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	Site ID Site Name Water Comments Waste Comments Additional Comments 65986 Bovingdon Brickworks On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ We would like to take the opportunity to highlight the potential of SUDs development indicated by the existence of two small ponds around the location of the proposed development Pond. In any case, in accordance with the Building Act 2000 clause H3.3. Positive connection to a public surface water will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being; 1st Soakaways; 2nd Watercourses; 3rd Sewer. Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable SW strategy following the sequential approach before considering connection to the public sewer network. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	

Title	Countryside
ID	EGS12630
Person ID	1207604
Full Name	Thames Water Planning Policy
Organisation Details	C/O Savills Thames Water Planning Policy
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	<p>Site ID</p> <p>Site Name</p> <p>Water Comments</p> <p>Waste Comments</p> <p>Additional Comments</p> <p>67984</p> <p>Cy01: Upper Bourne End Lane/Stoney Lane (Bourne End Mills GEA</p> <p>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email Devcon.team@thameswater.co.uk tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p> <p>We would like to take the opportunity to highlight the potential of SUDs development indicated by the existence of a Balancing Pond nearby the proposed for development site. However, the Balancing Pond does not consist of TW property and therefore any solution should be agreed with the owner of the Balancing Pond. In any case, in accordance with the Building Act 2000 clause H3.3. Positive connection to a public surface water will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. The disposal hierarchy being; 1st Soakaways; 2nd Watercourses; 3rd Sewer.</p>

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable SW strategy following the sequential approach before considering connection to the public sewer network. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

There is a trade effluent pipe north of the development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Countryside Other Sites
comment

Included files

Title Countryside

ID EGS12754

Person ID 1269612

Full Name John Brooks

Organisation Details Planning Director
Ainscough Strategic Land

Agent ID 1269611

Agent Full Name Amy
Cooper

Agent Organisation Associate Director
Turley

Yes / No
* **Yes**
* **No**

Proposals and Sites
Countryside comment

Yes / No
* **Yes**

* No

**Proposal & Sites
Countryside Other Sites
comment**

LAND AT THE FORMER MARSWORTH AIRFIELD | REPRESENTATION TO DACORUM GROWTH STRATEGY

This representation has been prepared by Turley on behalf of Ainscough Strategic Land (herein referred to as 'ASL') in relation to '*Land at the Former Marsworth Airfield, Marsworth, Buckinghamshire*', which is being promoted through the emerging Local Plan(s) for a residential led mixed use development.

In the context of this site opportunity we make the following comments in relation to the emerging policies and proposed spatial strategy contained within the *Dacorum Local Plan (2020-2038) Emerging Strategy for Growth (November 2020)*.

Proposals at the Former Marsworth Airfield

The site located at the southern end of the former Marsworth Airfield, which was previously used as a RAF air base (RAF Cheddington) until 1952. The site is 13.7ha in area and comprises a substantial number of derelict and redundant barracks, hangars and other permanent structures which formed the southern camp associated with the RAF air base. Many of the buildings are in various states of disrepair. The site comprises brownfield land and it is within this context that this representation should be read.

I enclose the **Site Location Plan** which identifies the site to be cross-boundary, straddling the authority boundaries of Dacorum and Buckinghamshire Council (formerly Aylesbury Vale). Villages within the locality include Long Marston (c.0.9km west of the site), Marsworth (c.2km to the south east) and the market town of Tring (c.5km to the south).

The site is wholly within Flood Zone 1 and is free from environmental, heritage, landscape, ecological or other constraints which would restrict development (see enclosed **Opportunities and Constraints Plan**).

The proposals (illustrated within the enclosed **Framework Masterplan**) will deliver a sustainable village comprising:

- Demolition of existing buildings and development of c.300 homes (with opportunity for older people accommodation - C2 use), a primary school, rural enterprise hub (providing facilities for small business), a local centre (comprising small scale retail and community uses) including offsite foot/cycle path improvements and a comprehensive travel plan to enhance the site's connectivity to the nearby villages.

The site is confirmed to be available with strong potential for its redevelopment in the short to medium term and a proportion of the homes to be delivered will contribute to meeting the Borough's housing need.

Dacorum Growth Strategy

The Strategy for Growth document has been progressed on the assumption that 16,596 homes (922 per annum) will be required during the plan period (2020 to 2038) and plans for around 16,900 homes to be built over the Plan period. However, in December 2020 Central Government provided further guidance on the Standard Method which confirms a local need for 1,023 per annum. This amounts to a minimum requirement for 18,414 homes during the plan period, comprising an uplift of 1,514 homes where there is currently no identified supply. The need to provide a supply of 18,414 homes may be further increased on the assumption that Dacorum will need to help meet the needs of neighbouring local planning authorities (via duty to co-operate). Therefore, it is evident that additional site allocations will be required to facilitate the latest housing need figures.

In general terms the emerging growth strategy identified in Section 5 is reasonable in that it seeks to focus growth in and around the most sustainable settlements in the Borough, principally Hemel Hempstead, Berkhamsted and Tring through utilising urban land as well as through extensions to each settlement.

However, it is evident from the Proposals Map that the Borough is spatially constrained by Green Belt and the Chilterns AONB designations which occupy the full extent of the authority boundary area, with the exception of the existing settlements and the north western area of the Borough. As a consequence the Growth Strategy requires the significant release of land from the Green Belt to accommodate the proposed growth around the three key settlements: Hemel Hempstead, Berkhamsted and Tring. Larger and Smaller villages are also apportioned limited levels of housing growth and *'elsewhere in rural areas, housing development will be strictly limited'*.

In our view the Growth Strategy fails to maximise the effective use of land and misses the opportunity for sustainable growth through the re-development of all available brownfield sites, including large scale sites located outside of an existing settlement.

In the context of the proposals at the Former Marsworth Airfield, this site is unconstrained by sensitive designations and will have good access to community facilities (both onsite and offsite via sustainable modes of transport). The proposals present an appropriate form of growth which should form part of the wider Spatial Strategy, particularly in the context of housing delivery at this location comprising a sustainable alternative to the further release of Green Belt land needed to facilitate the additional need identified above.

We therefore request that Policy SP2 (Spatial Strategy for Growth) and SP12 (Development in Rural Areas) are reworded accordingly, ensuring these policies are positive/encouraging of the development of previously developed land, particularly in the context of Marsworth Airfield where there are opportunities to deliver large scale sustainable development. Moreover, we encourage the allocation of this Site (in co-operation with Buckinghamshire Council) and welcome the opportunity to discuss this with the Policy Team ahead of the next round of consultation.

Working with Others / Duty to Co-operate

It is encouraging to see that the Borough is committed to working with neighbouring authorities however, sections 1.30-1.41 (which identifies ways that the Council intends to work with others to address the strategic matters identified) focusses on working with partnering authorities delivering the South West Herts JSP. It is silent on its duty to co-operate with other adjoining authorities, such as Buckinghamshire Council.

To ensure the LPA meets its duty to co-operate obligations, we request that the Council engages constructively, actively and on an ongoing basis with Buckinghamshire Council, particularly in the context of the emerging Dacorum Local Plan and the new Local Plan which Buckinghamshire will be looking to development in its role as the newly formed unitary authority (for the areas previously covered by Aylesbury Vale, Chiltern, South Bucks and Wycombe Councils).

Buckinghamshire Council currently has a call for sites open for all brownfield land. ASL intend to promote the site through this process and, by virtue of it straddling both authority boundaries, we encourage discussions amongst the authorities to address cross boundary issues and consider a pragmatic approach to enable delivery of this brownfield site.

In summary the site at the Former Marsworth Airfield is identified as available and suitable for residential led development. In the context of this being a cross boundary site and due to the requirement for Dacorum to identify additional sites (ideally, those with minimal constraints) we request that the Council (in liaison with Buckinghamshire Council) consider this site for development.

We welcome the opportunity to meet with members of the Policy team to discuss the opportunities at this site, including potential for its allocation within the Local Plan(s).

Included files
[Former Marsworth Airfield - Cons and Ops Plan.pdf](#)
[Former Marsworth Airfield - Framework Masterplan.pdf](#)
[Former Marsworth Airfield - Site Location Plan.pdf](#)

Title Countryside

ID EGS12897

Person ID 1269665

Full Name Mr Martin Hicks

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
 * Yes
 * No

Proposals and Sites Countryside comment Growth Area Cy04: Haresfoot Campus should recognise the historic parkland of Haresfoot House, otherwise the local landscape character will be lost and the plan unsustainable.

Yes / No
 * Yes
 * No

Proposal & Sites Countryside Other Sites comment

Included files

Title Countryside

ID EGS12905

Person ID	1207443
Full Name	Mrs Jennifer Bissmire
Organisation Details	Clerk Markyate Parish Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	The Markyate Parish Council looked at site Cy03 because the planned closure of local laybys will add to the need for organised lorry parking nearby, and the similarity to the field off London Road where the River Ver crosses the site. Cy03- Watling Street Truckstop,Flamstead - New/enhanced lorry park with associated facilities It appears that the river Ver occupies most of this site when it is in flow. Comments will follow in response to Question 5.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS13025
Person ID	1269881
Full Name	PAULINE JOHNSON
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	

Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>I would like to object to one of the additional sites promoted for possible inclusion in the local plan. The site is reference 155L, new settlement near Long Marston.</p> <p>The proposal to build 3400 houses on this site is totally inappropriate, for a number of reasons:</p> <ul style="list-style-type: none"> 1 The area is prone to flooding; much of the area has suffered from extensive flooding this winter, as is the case most years. 1 Lack of infrastructure; there is inadequate capacity locally in terms of schools, doctors' surgeries etc to cope with this number of additional residents. There are no local shops, and the railway station at Cheddington is too far to walk, meaning much additional traffic to the station along narrow B roads. 1 All of the extra traffic from the roughly 6000 additional cars would cause mayhem in the surrounding small villages, including Wingrave and Cheddington. 1 A settlement of this size would have immeasurable negative visual impact on the Chiltern Area of Outstanding Beauty. <p>For these reasons I feel that this site is not an appropriate choice for inclusion in the local plan.</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS13029

Person ID	1264922
Full Name	David Godwin
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>155L - New settlement near Long Marston - Long Maston Objections</p> <p>Transport: huge new infrastructure would be required and there would be serious impacts on traffic for Long Marston and Wingrave.</p> <p>Flooding: there's significant risk of flooding, with surface floods and water courses already present.</p> <p>History: there are sites of archaeological interest which would require excavation, and obvious potential for damage to the heritage and special character both of Long Marston and Wingrave.</p> <p>Landscape: there would be serious and irreversible damage to the outlook close to the Chilterns Area of Outstanding Natural Beauty.</p> <p>Wildlife: an adjacent Local Wildlife Site would be threatened by this development.</p>
Included files	
Title	Countryside
ID	EGS13074

Person ID	1270019
Full Name	Ms Clare Kirwan
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>Reference Long Marston.Reference Long Marston Development.</p> <p>Transport: huge new infrastructure would be required and there would be serious impacts on traffic for Long Marston and Wingrave.</p> <p>Flooding: There is significant risk of flooding, with surface floods and water courses already present.</p> <p>History: There are sites of archaeological interest which would require excavation and obvious potential for damage to the heritage and special character both of Long Marston and Wingrave.</p> <p>Landscape: There would be serious and irreversible damage to the outlook close to the Chilterns Area of Outstanding Natural Beauty.</p> <p>Wildlife: An adjacent Local Wildlife Site would be threatened by this development. The report concludes that there are 'major constraints' upon use of this site.</p>
Included files	

Title	Countryside
ID	EGS13143
Person ID	1270064
Full Name	Mrs Elizabeth Freedman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>Site 155L</p> <p>I have objections to this site on several grounds:-</p> <p>Such a development is vast and disproportionate considering the small, village communities that surround it: it would strongly and negatively impact on these communities, growing them suddenly by the addition of far too high a number of new households for such an environment. There would also be a very significant risk of future 'creep' of housing, resulting in one, huge settlement engulfing Long Marston, Cheddington and Wingrave, each of which has a special character and village identity that should not be sacrificed.</p> <p>The development would have a very bad and irreversible impact on the neighbouring AONB and of the agricultural countryside within the site itself: the landscape impacts would be very negative, particularly taking into account the proximity of Ivinghoe Beacon, Dunstable Downs and the Chiltern Hills.</p>

The area is already extremely prone to serious surface water on the roads, flooding of some homes and periods of standing water especially during the autumn and winter months.

There is minimal employment or economic opportunity in this area, so such a huge settlement would inevitably produce vastly increased traffic on already inadequate roads, or use of already inadequate public transport. This would pose great problems to the local communities and to the prospective residents of the site.

Included files

Title Countryside

ID EGS13309

Person ID 1250019

Full Name Cllr Nick Hollinghurst

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* Yes

* No

**Proposals and Sites
Countryside comment** Long Marston and Wilstone – a complete moratorium on planning approvals until the surface water flooding problem is solved.

Yes / No

* Yes

* No

**Proposal & Sites
Countryside Other Sites
comment**

Included files

Title Countryside

ID EGS13372

Person ID 1270216

Full Name	Mr David Freedman
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	<p>Site 155L</p> <p>I have objections to this site on several grounds:-</p> <p>The proposed building on and around the site of the former airfield at Long Marston, taking in hundreds of acres or hectares of land in the surrounding area up to the county boundary with Buckinghamshire would be an unnecessary and wholly undesirable development at any time, but especially now.</p> <p>The underlying demographic and land-use assumptions on which such an enormous development - in relation to the existing nearby villages - is based are almost certainly wrong.</p> <p>First, population growth in the south-east of England will be slower than previously forecast, as a result of Brexit - as more EU workers and their families drift away from the UK (particularly London and its environs), and as the UK becomes a less able to attract potential homeowners or tenants from overseas to live and work here than before.</p> <p>Secondly, the lasting effect of Covid on the working and commuting patterns are likely to result in the availability of brown-field land and existing buildings currently in use as, or earmarked for, office use in places such as Watford, Hemel Hempsted, Apsley and elsewhere. These will, in the very near future, have to be converted to - or replaced by - residential occupancy otherwise they will lie empty. No despoliation of the countryside such as that proposed should be considered until the actual demand is reassessed in the light of current events such as these.</p> <p>Those of us who live nearby the proposed development (I am barely a mile from the north-western extent of the proposed scheme) have already experienced the damage to roads and residential infrastructure (and actual danger to human life) caused by the construction traffic and other parts of the building process when other (far smaller) developments have been permitted. No assurances from constructors or local authorities to minimise or mitigate these effects have ever been honoured. The simple process of creating this massive development would multiply and prolong the misery for communities in all directions for years.</p>

Once built, the problems will grow, and never be solved. The roads, and some existing houses, in Long Marston already spend much of the winter under flood water. You have acknowledged that the area is already extremely prone to serious surface water, flooding and periods of standing water especially during the autumn and winter months. Developers really ought to have learned their lessons by now about building on flood plains, in the era of climate change.

Such a development is vast and disproportionate considering the small, village communities that surround it: it would strongly and negatively impact on these communities, growing them suddenly by the addition of far too high a number of new households for such an environment. There would also be a very significant risk of future 'creep' of housing, resulting in one, huge settlement engulfing Long Marston, Cheddington and Wingrave, each of which has a special character and village identity that should not be sacrificed.

The development would have a very bad and irreversible impact on the neighbouring AONB and of the agricultural countryside within the site itself: the landscape impacts would be very negative, particularly taking into account the proximity of Ivinghoe Beacon, Dunstable Downs and the Chiltern Hills.

There is minimal employment or economic opportunity in this area, so such a huge settlement would inevitably produce vastly increased traffic on already inadequate roads which are - particularly in Long Marston itself and for miles in every direction - already crumbling, poorly maintained and the subject of constant patching-up in the absence of the funds or strategic thinking to fix them properly. This will make matters far worse. or use of already inadequate public transport. This would pose great problems to the existing local communities and - if there ever are any - to the prospective residents of the site.

Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS13431
Person ID	1270262
Full Name	Mr Philip Lees

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>My comments relate to Phase 2 Assessment: Detailed Assessment Proformas relating to site number 155L, Long Marston (New Settlement). I am of the view that this site is inappropriate for consideration for the following reasons.</p> <p>The site, being contiguous with the existing settlement of Long Marston, would increase the population of that village from 800 to over 8,000. This tenfold increase would overwhelm the existing village and its limited facilities. If new facilities were provided as part of the development of the site, and this is by no means certain, the existing village would be subsumed and marginalised on the edge of a 'new' village destroying the current village.</p> <p>The site covers an area which is well known to being prone to flooding. During the Winter of 2020/2021 the road to Wingrave and through the village was closed due to flooding. Despite several attempts to resolve this issue flooding continues to occur frequently damaging local properties. The section of road between Long Marston and the bridge crossing the Thistlebrook toward Wingrave regularly floods to the extent that it becomes impassable at times. Any development of the site is likely to increase the flood risk not only of the proposed site but also extensively the land surrounding it.</p> <p>Development of the site would have a large visual impact on the surrounding area, including light pollution at night, as it would be clearly visible from the areas which overlook the site including Wingrave, Tring Park, Wendover Woods and Coombe Hill.</p> <p>The road network is insufficient to support a development of this size and the accompanying additional traffic movements. The roads would not be easily adapted and any moves to widen these roads would encourage significant additional traffic over and above that generated by the development placing dangerously high pressures on the surrounding villages of Wingrave, Long Marston, Wilstone, Cheddington and Tring all of which have narrow access points which cannot be overcome without major impact on those villages.</p>
Yes / No * Yes	

* No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS13501
Person ID	1270278
Full Name	CHRISTOPHER COOK
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	No
Proposal & Sites Countryside Other Sites comment	<p>Reference Long Marston.Reference Long Marston Development.</p> <p>Transport: huge new infrastructure would be required and there would be serious impacts on traffic for Long Marston and Wingrave.</p> <p>Flooding: There is significant risk of flooding, with surface floods and water courses already present.</p> <p>History: There are sites of archaeological interest which would require excavation and obvious potential for damage to the heritage and special character both of Long Marston and Wingrave.</p> <p>Landscape: There would be serious and irreversible damage to the outlook close to the Chilterns Area of Outstanding Natural Beauty.</p> <p>Wildlife: An adjacent Local Wildlife Site would be threatened by this development. The report concludes that there are 'major constraints' upon use of this site.</p>

Included files	
Title	Countryside
ID	EGS13565
Person ID	1270306
Full Name	Mr Mike WHITAKER
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	<p>I would like to ask a further question, in addition to the brownfield sites mentioned last night, I would also like to add:</p> <p>The site of the Cow Roast Public house between Berkhamsted and Tring. This is a large site with land also to the rear and the side, and why don't the Council look into this site?</p> <p>The site of a now derelict Public House near the reservoirs in Marsworth Tring.</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS13607
Person ID	1264814
Full Name	Mr Peter Myrants

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	<p>I am staggered to read the proposal for the Long Marston settlement for around 3,400 houses and object to its proposal.</p> <p>Having lived in Long Marston for 30 years, I have grave concerns over the impact of such a large development and the lack of infrastructure to support it.</p> <p>Having been actively involved with the flooding issues, there is already inadequate drainage of surface water due to a lack of highway drainage, which consequently, due to water ingress into the foul water network, results in the pumping station regularly cutting out when attaining hydraulic capacity. This regularly causes toilets to back up and the non-use of showers, washing machines etc.</p> <p>Furthermore, the unmaintained water courses which pass underground into unmaintained and collapsing culverts are no longer fit for purpose in transporting water to the Tring Bourne and River Thame. These have and continue more frequently to, cause flooding in Long Marston and an increasing number of properties being flooded and subsequently evacuated.</p> <p>The transport infrastructure would need a significant upgrade and should bypass the villages of Long Marston, Wingrave and neighbouring villages which would be unable to support the loads.</p> <p>Amenities such as schools, shops, doctors etc would be needed to support such a disproportionately large increase in headcount to the area.</p> <p>The development would cause serious and irreversible damage to the locality, threatening wildlife and destroying beautiful countryside which attracted most local residents to live in the area. It would also need to be mindful of the conservation area in Long Marston and the rare black poplars, an endangered tree as well as areas of archaeological significance.</p>
Yes / No	

* Yes	
* No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS13697
Person ID	1270359
Full Name	Mr John Dowling
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>Long Marston Ref 155L</p> <p>This proposal was a surprise when it became clear that it was included in the Strategy. It is effectively is a new village but given its proximity to Long Marston it would completely overwhem that existing village.</p> <p>The Flooding risk is mentioned in the assessment and this should not be minimised, climate change and development elsewhere contributing to increased peak runoff will only make the flooding risk greater over time. Anyone living in the area will be well aware of the reality of flooding and its increase in events over the last years</p> <p>The proximity to the wildlife areas is mentioned however in addition, the proposed site has large areas that are relatively undisturbed and very import to wildlife. This is particularely important in an area that has seen a huge amount of development close-by in the last 5 years.</p> <p>The current Farmland supports a range of Farmland species in good number including breeding Yellow Wagtail, Reed Bunting, Yellowhammer and Turtle Dove in recent years but also supporting migrating amd overwintering Lapwing and Golden Plovers.</p> <p>Infrastructure is currently limited, although Cheddington Railway station is 2-3 miles away that would be to far for many not to drive, which would mean a massive requirement for parking at the station. Roads around the area are minor in</p>

nature serving the village and hamlets adjacent. An extra 3400 houses would overwhelm the current infrastructure particularly as it would be additional to the pressure already being created by approved development.

It is noted that the site is not within the Chilterns AONB however that AONB is close enough to be massively impacted by the proposal particularly the visual impact.

I am not familiar with the Archeological impact, however i can see from maps that it is significant, we must put some value on these sites.

Yes / No
 * **Yes**
 * **No**

Proposal & Sites
Countryside Other Sites
comment

Included files

Title Countryside

ID EGS13772

Person ID 1270372

Full Name Janet Tuppen

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
 * **Yes**
 * **No**

Proposals and Sites
Countryside comment

Yes / No
 * **Yes**
 * **No**

Proposal & Sites Countryside Other Sites comment	<p>21.9 Site Addendum from November 2020 to the Strategic Housing Land Availability assessment</p> <p>This includes a new large parcel of land at Long Marston. This is categorized as “potentially suitable for allocation with major constraints.” The suggested capacity is 3,481 dwellings!</p> <p>Is this parcel of land in the current Local Plan or not? It is within the Rural Area, and does not fit with the current strategy for concentrating development in the existing towns. It would completely dwarf the village of Long Marston.</p>
Included files	
Title	Countryside
ID	EGS13778
Person ID	1270380
Full Name	Mrs Samantha Weston
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>I strongly object to the Addendum to AECOM Site Assessment Study which considers a potential new settlement of up to 3,400 houses between Wingrave and Long Marston.</p> <p>In the plan the management of development in rural areas states that in all cases development in the Rural area should not result in harm to the character or appearance of the countryside or the existing character of the village.</p> <p>For such a settlement huge new infrastructure would be required and there would be serious impacts on traffic for Long Marston and Wingrave.</p>

There is significant risk of flooding, with surface floods and water courses already present. The land is often under water.

There are sites of archaeological interest and obvious potential for damage to the heritage and special character both of Long Marston and Wingrave.

There would be serious and irreversible damage to countryside and the outlook close to the Chilterns Area of Outstanding Natural Beauty and it is adjacent Local Wildlife Site which would be threatened by this development.

Included files

Title Countryside

ID EGS13853

Person ID 1270387

Full Name Mr Richard Pilkinton

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No

* **Yes**

* **No**

**Proposals and Sites
Countryside comment**

Ref Proposal Site Cy03 - Watling Street Truck Stop, London Road, Flamstead Map 57

I looked at this site because it could offer organised parking for lorries displaced from the closed laybys on the Markyate bypass. At first I thought that the lorry park was to be in the water meadow around the River Ver, but the lorries are to be parked to the North of the Old Watling Street. There is no new exit planned from the A5183 onto the site; This is an area where there have been many accidents and a number of deaths, including Markyate residents and one personal family friend. Unless plans are in hand to improve access to the site, I strongly oppose the development of this site.

Yes / No

* **Yes**

* **No**

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS13854
Person ID	1270387
Full Name	Mr Richard Pilkinton
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	<p>The appeal by the owner of the site of Caddington Hall AL3 8QB was rejected and the judge upheld the Borough Council's refusal of the plans to develop the site</p> <p>Reference 4/02140/19/MFA</p> <p>The site has been left in a very rough state and has been put up for sale. The last use of the site was for a Care Home; It is a peaceful location and used to offer local employment. There would be no issues with lack of privacy for the residents or any neighbours. Markyate has an agreed need of a Care Home so I propose that the Caddington Hall site be purchased and used for the new Care Home.</p> <p>The requirement to include a red boundary map is difficult. I hope to be able to attach a copy of the Caddington Hall site which includes the refused development, and is one of the first documents listed against the planning application 4/02140/19/MFA</p>
Yes / No * Yes * No	

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS13868
Person ID	611689
Full Name	Mrs Sheila Pilkinton
Organisation Details	Markyate Parish Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	<p>Ref Proposal Site Cy03 - Watling Street Truck Stop, London Road, Flamstead Map 57</p> <p>I looked at this site because it could offer organised parking for lorries displaced from the closed laybys on the Markyate bypass. At first I thought that the lorry park was to be in the water meadow around the River Ver, but the lorries are to be parked to the North of the Old Watling Street. There is no new exit planned from the A5183 onto the site; This is an area where there have been many accidents and a number of deaths, including Markyate residents and one personal family friend. Unless plans are in hand to improve access to the site, I strongly oppose the development of this site.</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS13869
Person ID	611689

Full Name	Mrs Sheila Pilkinton
Organisation Details	Markyate Parish Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	<p>The appeal by the owner of the site of Caddington Hall AL3 8QB was rejected and the judge upheld the Borough Council's refusal of the plans to develop the site</p> <p>Reference 4/02140/19/MFA</p> <p>The site has been left in a very rough state and has been put up for sale. The last use of the site was for a Care Home; It is a peaceful location and used to offer local employment. There would be no issues with lack of privacy for the residents or any neighbours. Markyate has an agreed need of a Care Home so I propose that the Caddington Hall site be purchased and used for the new Care Home.</p> <p>The requirement to include a red boundary map is difficult. I hope to be able to attach a copy of the Caddington Hall site which includes the refused development, and is one of the first documents listed against the planning application 4/02140/19/MFA</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	Richard Pilkington - Caddington Hall site outline.pdf
Title	Countryside
ID	EGS14123
Person ID	
Full Name	

Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>Reference Long Marston (New Settlement) 155L</p> <p>The proposal is far too big for the surrounding area. The number of new homes is out of balance, being several times bigger than the surrounding villages of Cheddington, Wingrave, Mentmore and Long Marston combined. Access along existing roads will be difficult and possibly dangerous.</p> <p>Roads through Long Marston and Wingrave are too narrow to support the increased flow of traffic. These roads are currently difficult to maintain and already force restricted operating hours for the Cheddington Airfield Business Park in order to reduce traffic flow early in the morning.</p> <p>There are flooding issues on the road in Long Marston and Puttenham which already cause risk to surrounding properties. This development area will likely increase the run off of rain water down stream to Long Marston and Puttenham increasing these problems.</p> <p>The development area is low lying and at risk of flooding in itself.</p> <p>The proposed development would have a enormous detrimental impact visually and logistically on the surrounding settlements and the Chiltern AONB.</p> <p>All of the surrounding settlements have significant historical value with listed buildings and heritage which this proposed development would potentially impact and damage.</p> <p>The site is adjacent to the Long Marston Conservation area which would be threatened by it.</p>

This location is not sustainable with very limited public transport or local facilities. Cars serving 3000+ houses at this location is not in any way sustainable

Yes / No
* **Yes**
* **No**

Proposal & Sites
Countryside Other Sites
comment

Included files

Title Countryside

ID EGS14126

Person ID 1270504

Full Name HAYNES STEVEN

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Proposals and Sites
Countryside comment

Transport: huge new infrastructure would be required and there would be serious impacts on traffic for Long Marston and Wingrave.

Flooding: there's significant risk of flooding, with surface floods and water courses already present. History: there are sites of archaeological interest which would require excavation, and obvious potential for damage to the heritage and special character both of Long Marston and Wingrave.

Landscape: there would be serious and irreversible damage to the outlook close to the Chilterns Area of Outstanding Natural Beauty.

Wildlife: an adjacent Local Wildlife Site would be threatened by this development

Yes / No
* **Yes**
* **No**

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS14173
Person ID	1270552
Full Name	Mr Michael Friend
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>I strongly object to the council completely desecrating the countryside, listed as an area of natural beauty, by building three thousand dwellings at Long Marston. Spoiling the beautiful countryside for generations to come. Please rethink this</p> <p>I strongly object to the council completely desecrating the countryside, listed as an area of natural beauty, by building three thousand dwellings at Long Marston. Spoiling the beautiful countryside for generations to come. Please rethink this</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	I strongly object to the council completely desecrating the countryside, listed as an area of natural beauty, by building three thousand dwellings at Long Marston. Spoiling the beautiful countryside for generations to come. Please rethink this

I strongly object to the council completely desecrating the countryside, listed as an area of natural beauty, by building three thousand dwellings at Long Marston. Spoiling the beautiful countryside for generations to come. Please rethink this

Included files

Title Countryside

ID EGS14182

Person ID 1270556

Full Name Mr Paul Hughesdon

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* Yes

* No

**Proposals and Sites
Countryside comment**

LONG MARSTON TOWARDS WINGRAVE

I STRONGLY DISAGREE WITH INCLUDING THIS IN THE PLAN

Transport: huge new infrastructure would be required and there would be serious impacts on traffic for Long Marston and Wingrave.

Flooding: there is significant risk of flooding, with surface floods and water courses already present.

History: there are sites of archaeological interest which would require excavation, and obvious potential for damage to the heritage and special character both of Long Marston and Wingrave.

Landscape: there would be serious and irreversible damage to the outlook close to the Chilterns Area of Outstanding Natural Beauty.

Wildlife: an adjacent Local Wildlife Site would be threatened by this development. The report concludes that there are 'major constraints' upon use of this site.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Countryside Other Sites
comment

Included files

Title Countryside

ID EGS14328

Person ID 1270637

Full Name TOM GROVES

Organisation Details

Agent ID

Agent Full Name

Agent Organisation

Yes / No
* **Yes**
* **No**

Yes

Proposals and Sites
Countryside comment

Too many houses proposed.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Countryside Other Sites
comment

Included files

Title Countryside

ID	EGS14445
Person ID	1270666
Full Name	STEVEN KOSKY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	
Included files	Dacorum Local Plan Regulation 18 Consultation - Responses on Behalf of Vistry Group.pdf
Title	Countryside
ID	EGS14446
Person ID	1270666
Full Name	STEVEN KOSKY
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	

Proposals and Sites Countryside comment	
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	
Included files	Vistry Group - Land at Gaddesden Lane Redbourn - Vision Document.pdf
Title	Countryside
ID	EGS14495
Person ID	1270679
Full Name	GLENEDEN PLANT SALES LTD
Organisation Details	
Agent ID	1270678
Agent Full Name	MR WILLIAM LLOYD
Agent Organisation	DLP PLANNING LTD
Yes / No * Yes * No	No
Proposals and Sites Countryside comment	
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	This representation has been prepared on behalf of our client; Gleneden Plant Sales Limited in relation to their land asset at Caddington Hall, Luton Road, Markyate. There are relevant issues which form part of the material considerations for considering the proposed delivery of the housing requirement and the effectiveness of the emerging strategy. Due to past delays in plan-making (and implementing the Core Strategy and Allocations Plan), we wish to emphasise the particular need for effective and deliverable allocations

that can be implemented in the early or mid-part of this Plan. Our site at Caddington Hall, Luton Road, Markyate, comprises such a site and could come forward within that timescale and contribute to the housing figures required.

While it is appreciated that the predominant focus of development around the larger settlements, the utilisation of PDL elsewhere in the borough should also be taken into consideration.

In Section 1b of draft Policy SP4, the use of ‘previously developed land’ is encouraged as part of the housing strategy, but this only focuses on the urban areas of the Borough. However, the strategy should seek to utilise previously developed land throughout the Borough, even if in a rural area. This is important as this will contribute to reducing the amount of greenfield sites that are likely to be utilised for development and significantly, will bring back into sustainable and viable uses brownfield sites which are currently being underutilised and with careful design are suitable for re-development. We commend Dacorum for including how and when they intend to review the Local Plan upon its Adoption. Setting out the circumstances in which intervention would be required is transparent and makes the policy enforceable and realistic. In relation to any review, we would at this juncture wish to highlight our client’s site at Caddington Hall. This site could come forward as an alternative sustainable site, that consists of previously developed land and which is available immediately.

Included files	H5218 - D01 Location Plan.pdf
Title	Countryside
ID	EGS14615
Person ID	1270715
Full Name	Sunil Tandon
Organisation Details	The Park Garage Group PLC
Agent ID	1264313
Agent Full Name	James Hodgkins
Agent Organisation	Simply Planning Ltd
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	Please refer to the supporting consultation representations, prepared by Simply Planning Limited
Yes / No * Yes * No	Yes

**Proposal & Sites
Countryside Other Sites
comment**

These Representations are submitted on behalf of our client, The Park Garage Group PLC, and in relation to the site known as Kings Langley Service Station and Adjoining Land, 124-127 Hempstead Road, hereinafter 'the site'.

A Location Plan identifying the site is enclosed at Document 1.

We have reviewed the Draft Dacorum Local Plan Emerging Strategy for Growth (2020-2038) which has been made available for public consultation (Regulation 18). Answering Consultation Question 5a, and in direct response to section 24, 'Site Allocations', we wish to actively promote the above site to be included as part of the Plan.

Indeed, paragraphs 24.1 and 24.2 acknowledge that the work on site allocations is still evolving and notes that the Borough Council is working towards incorporating a full list of allocations for the next stage (Regulation 19). We, therefore, respectfully request that the site is considered as an additional allocation for mixed-use commercial/residential purposes. In particular, it is our clients intention to deliver a new-generation electric vehicle charging facility (sui generis), together with an ancillary roadside retail/café unit (Use Class E), and affordable residential development, providing 20 – 30no. affordable homes.

An indicative masterplan is provided at Document 2, this illustrates how the development of the site can assimilate with the existing built form of the surrounding built environment. Indicative designs of the proposals are also provided at Document 3, whilst illustrative, these demonstrate the high quality of development that is achievable in this location.

In short, the site offers an exciting opportunity for our client to expand their existing PFS operation and provide a much needed electric vehicle charging facility. It also realises the sites potential to contribute to the delivery of affordable housing for Dacorum, for which there is a pressed need.

Whilst a mixed-use scheme is the preferred option, we would indicate that there is scope to deliver a wholly residential development should this be considered a more favourable option / opportunity

From the outset we would also highlight that the site is immediately available and deliverable.

The remainder of this document, seeks to demonstrate the inherent suitability and, indeed, sustainability of delivering development in this location. We show that the site immediately abuts the identified settlement boundary of Kings Langley – Rucklers Lane and, therefore, marks a logical site for infill development. We also demonstrate that the site is well related to Hemel Hempstead, i.e. the primary focus of strategic growth and investment and forms part of a strategic road network and transport corridor with access to and from J20 of the M25. Finally we prove that the site is appropriate for release from the Green Belt and does not score strongly on any of the five Green Belt Purposes.

Overall, in our view, the site addresses clear shortfalls in the Emerging Strategy for Growth, with respect to electric-vehicle charging infrastructure and affordable homes. It thus warrants further consideration and we request that it be included within the New Local Plan.

The Site and Surrounding Area

The application site is a triangular parcel of land situated to the east of the A4351, Hempstead Road, an arterial route between Hemel Hempstead and Kings Langley. It immediately abuts the identified settlement boundary of Kings Langley – Rucklers Lane and sits at the southern edge of Hemel Hempstead. The site is also situated approximately 500m to

the north of Kings Langley – South and, therefore, benefits from sustainable access to a range of services, facilities and transport networks.

The site is surrounded by built development to the north, south and west and is bound to the east by the West Coast mainline railway, which runs between London Euston and Birmingham. The railway line provides a natural hard boundary and separates the north of Kings Langley from Nash Mills. The neighbouring land uses comprise a petrol filling station and leisure centre to the north and established residential development to the south and west.

The site equates to approximately 1.496 ha and gently falls away to the east, towards the railway line embankment. The northern-most part of the site is previously developed land, comprising an area of hardstanding previously used as a car parking facility for the now closed Eagle Hotel. The remainder of the site is undeveloped and comprises mixed grassland and derelict buildings.

Owing to its enclosure by built development on all its boundaries, the site appears to be somewhat ‘left-over’ land, and thus, represents a logical infill location. Furthermore, any future development of the land would not facilitate any opportunity to extend beyond the existing built confines of the surrounding environment.

The site is served by two existing points of vehicular access from Hempstead Road, which could be utilised and upgraded as part of the development proposals. Hempstead Road (A4351), forms part of the strategic road network for the borough and provides direct access to J20 of the M25 to the south, and the A41 and M1 beyond. It is, therefore, a key transport route for residents and commuters alike.

The eastern and western boundaries of the site are vegetative in nature and tree lined. Whilst the boundary trees are not protected by any particular landscape designation or preservation order, as the Masterplan demonstrates, any future development would seek to retain the trees and vegetation to provide natural screening and an acoustic barrier, whilst softening the appearance of the site.

The surrounding built environment is generally characterised by ribbon development, whereby a mix of largely detached and semi-detached dwellings are set back from the pavement edge of residential streets, radiating from Hempstead Road. The dwellings are not defined by a particular architectural style or design, however, are generally, set in spacious plots with rearward projecting gardens.

In policy terms, the site is situated within the designated Green Belt, however, as we go on to demonstrate, does not, in our opinion, make a strong contribution to the five purposes of the Green Belt. The site is not considered to be of any particular/special conservation or ecological importance, heritage value or historic merit. The site is also situated within the Environment Agency’s Flood Zone 1 and is, therefore, unlikely to be at risk of fluvial or surface water flooding.

The site, in its context, is set out in the aerial image

Overall, the sites location and surrounds lend it highly suitable and sustainable for development.

Emerging Local Plan Context

Climate Change Emergency and the Need for EV Charging Infrastructure

Paragraph 2.2 of the Emerging Strategy for Growth acknowledges the 'Climate Change Emergency' and confirms that a central thread of the Local Plan is to plan for a low-carbon, future in which carbon emissions and other greenhouse gases are reduced.

Furthermore, and of particular relevance to our site, paragraph 2.13 identifies that:

"There is also currently limited charging infrastructure capacity available to support electric vehicles."

At Paragraph 2.15 the Emerging Local Plan goes on to indicate that future technology will be promoted to deliver and support low-carbon transport. It notes that electric vehicles of all types will feature strongly in this and necessary infrastructure will be provided to ensure the usability of such vehicles.

However, notably, none of the proposed allocations within the plan seek to provide an electric-vehicle charging facility / station. There is, therefore, a clear shortfall in charging capacity across the Borough which has not been adequately addressed by the Emerging Strategy for Growth.

In this regard, the development of the site would directly address this shortfall through the delivery of a charging station which promotes the use of electric and hybrid vehicles for the Borough's Residents and commuters. Consequently such a facility would meet the overarching 'sustainability' aims of the new plan through the reduction on the reliance on petrol and diesel vehicles and promotion of a low carbon future with reduced emissions.

Housing Need and Green Belt Release

Paragraph 1.37 of the Emerging Local Plan acknowledges Dacorum's commitment to significantly increase the supply of land to deliver 922 new dwellings per year, a total of 16,596 new dwellings in the period to 2031 (see emerging Policy SP2). It continues by confirming that land will be released from the Green Belt around Hemel Hempstead to achieve this challenging target.

Policy SP2 suggests that Kings Langley will be required to provide at least 275 homes within the plan period to 2038. It would appear that the bulk of the planned growth is to be met through a sustainable urban extension on a greenfield site known as Land at Rectory Farm, (Growth Area KL02) i.e. around 145 homes. The only other identified housing site is at Coniston Road, (Growth Area KL01) which will provide around 10 dwellings.

Consistent with paragraph 2.24, which indicates that one of the main elements of Dacorum's strategy is to "allow the larger villages of Kings Langley, Bovingdon and Markyate to grow to meet more local needs", it would appear that there is scope to explore a further allocation in this location.

Chapter 7 of the Emerging Local Plan sets out the wide Housing Strategy for the Borough. It recognises that there are uncertainties surrounding Borough's housing need calculation and acknowledges that housing requirements will be kept under review as the plan progresses.

Supporting text paragraph 7.11 also confirms that:

"Urban sites cannot contribute a sufficient number of new homes to meet full housing need. This means that we will have to rely on a range of strategic releases of Green Belt land to meet this need"

Emerging Policy SP3 'The Settlement Hierarchy' indicates that Hemel Hempstead is the most sustainable location in the borough and the focus for the majority of development; however, it also notes that growth in Large Villages, including Kings Langley, should be supported.

Affordable Housing Need

Clearly, there is also a pressing need for new affordable housing across the borough, including a local need for Hemel Hempstead and Kings Langley.

Indeed Paragraph 2.4 states:

"The Borough's high average house prices means that buying market housing is increasingly difficult for many households. The dream of owning a home is now out of reach for the majority of young people with the average age of house purchase currently being 32 years old. We need to significantly increase the number of affordable homes that are genuinely affordable to local people."

Providing good quality affordable homes, therefore, forms one of the key overarching visions for Dacorum.

Paragraph 14.28 expands on this and confirms that the Borough's annual projected need for is 611 affordable homes pa.

In recognition of the housing need context, it is notable that the site, immediately abuts the identified settlement boundary of Kings Langley – Rucklers Lane and marks a logical site for infill development. It is also immediately to the south of the built confines of Hemel Hempstead (circa 300m as the crow flies) and is, therefore, sustainably located in close proximity to the services and facilities of the strategic settlement and a large village.

The delivery of truly affordable housing on the southern part of the site, would make a significant contribution to meeting the Borough's challenging housing targets and direct much needed affordable housing to a sustainable location, with good access to public transport infrastructure.

Furthermore, as we go on to demonstrate, the development of the site would not conflict with the 5 principles of the Green Belt and is, we consider, a suitable and preferable option for release to meet such a need.

Site Allocations

Chapter 24 of the Emerging Plan details the 'Proposals and Sites'. Notably Paragraphs 24.1 and 24.2 recognises that the work on allocations is still evolving and that the Borough Council are working towards incorporating a full list of allocations for the next stage of the Plan (Regulation 19):

"24.1 The work on allocations is still evolving and we have reflected as much detail as we possibly can at this stage in the Plan. In particular, we have not been able to include all forms of proposals that might emerge in the settlements. We set out our current understanding of allocations in more detail in this 'Proposals and Sites' section of the plan.

24.2 We are working towards incorporating a full list of allocations for the next stage of the Plan (Regulation 19). We will undertake this work in progressing discussions on individual development proposals with landowners and developers, our partners and other key stakeholders and through taking forward linked work on infrastructure requirements in the Infrastructure Delivery Plan."

Having reviewed the allocations, it is apparent then none seek to deliver a bespoke electric vehicle charging facility. For the reasons set out below, we respectfully request that the site is assessed as part of the evolving process and considered as part of the final list of allocations.

Suitability of the Site

Acceptability of Releasing the Site from the Green Belt / Acceptability of Development within the Green Belt

At the National Level, the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open (NPPF paragraph 133).

The NPPF establishes, at paragraph 134, that the Green Belt serves five purposes:

- a) To check the unrestricted sprawl of large built-up areas;
- b) To prevent neighbouring towns margining into one another;
- c) To assist in safeguarding the countryside from encroachment;
- d) To preserve the setting and special character of historic towns; and
- e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

At paragraph 136 the NPPF states that ‘once established, Green Belt boundaries should only be altered where exceptional circumstance are fully evidenced and justified, through the preparation of updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans”.

Paragraph 138 of the NPPF notes that when drawing up, or reviewing, Green Belt boundaries the need to promote sustainable patterns of development should be taken into account. Strategic policy making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. Where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well- served by public transport. They should also set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land.

The Emerging Strategy for Growth has accepted a need to release Green belt Plan to meet development goals.

In this instance, the northernmost part of the site is previously developed land comprising an area of hardstanding previously used as a car parking facility for the now closed Eagle Hotel.

The site is also very well served by public transport, being located 1km to the south of Apsley Railway Station, i.e. a 12 minute walk or 3min bus journey, and 95m to the south of Rucklers Lane Bus Stop which provides frequent services on the 500, 501 and H19 routes. The H19 service runs between Kings Langley Railway Station and Hemel Hempstead and the 500 and 501 services run between Watford and Aylesbury.

We consider, therefore, that the site should be given first consideration with regard to being released for development.

In addressing the five purposes we conclude the following:

Purpose

Response

To check the unrestricted sprawl of large built-up areas

We do not consider that development of the site would lead to unrestricted sprawl of large built up areas. To the contrary, the site will not, in any way, result in the visual or physical merging of any two settlements. The site land delineated by established hard boundaries. The development of the site does not facilitate any opportunity to extend beyond the existing built confines of the village and, therefore, does not result in any sprawl.

To prevent neighbouring towns merging into one another

The site is situated between built development on its northern, southern and western boundaries and is bound to the east by a railway line. The proposal, therefore, infills a plot in an otherwise built up and established settlement. The proposals would not result in the coalescence of any identified settlements. Sufficient strategic gaps will remain to Hemel Hempstead.

To assist in the safeguarding the countryside from encroachment

Whilst it is acknowledged that part of the site is greenfield, it does not form part of the wider open countryside and, as we have highlighted, represents a logical infill plot bound by built development. The proposal will not result in the encroachment upon the open countryside and does not afford any opportunity to expand further into any countryside.

To preserve the setting and special character of historic towns

The site is not of any particular historic significance nor does it contain any listed buildings or heritage designations. Therefore, impact in this regard is limited and, as such, the contribution of the site to this purpose of the Green Belt is minimal. Future development would be of a high design quality.

To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The proposed development would result in the re-use of previously developed land, i.e. the car park for the Eagle Hotel and would, therefore, assist in regeneration.

Based on the above, we do not consider that the site strongly contributes to the five purposes for including it within the Green Belt, nor would the future development of the site conflict with the 5 purposes. Indeed, limited affordable housing is considered an appropriate form of development in such location.

Overall, the site marks a logical infill location; it is surrounded by built development on its northern, southern and western boundaries and bound to the east by the railway line, as such, any future development of the site would not offer the potential to extend beyond the built confines of the settlement and would not encroach upon the open countryside. Moreover, the identified need for charging infrastructure to support electric vehicles, and need to move towards a low carbon future would also represent a very special circumstance and weigh in favour of the sites release.

We conclude, therefore that the site is an appropriate release from the Green Belt.

Suitability for Electric-Vehicle Charging Facility

The delivery of an Electric-Vehicle charging facility and associated infrastructure would complement and expand the established PFS which falls within the ownership of the sites land owner.

As set out above the facility would be delivered as part of a mixed use proposals with residential development occupying the southernmost part of the site to optimise the sites potential.

National and local planning policy is increasingly emphasising the importance of responding to the climate change emergency and the need to achieve low carbon futures, in which carbon emissions and other greenhouse gasses are reduced. This also forms a central thread to the Dacorum Emerging Strategy for Growth.

The Government's 'Road to Zero Strategy' (July 2018) sets out plans to enable expansion of green infrastructure across the country, reduce emissions from the vehicles already on the UK's roads, and drive the uptake of zero emission cars, vans and trucks. It also recognises the alignment of these objectives with national industrial strategy, leading the industries of the future and building the UK's competitiveness in the face of major global economic trends.

Electric vehicle ownership is, clearly, on an upward trajectory with many forecasters predicting exponential growth over the next two decades. However, as they replace combustion engine vehicles as the main transportation solution for mass transit, a significant barrier to be overcome is to provide a viable charging solution and to eliminate the sense of 'range anxiety' i.e. the fear of having insufficient power to reach your destination.

Indeed, whilst the recent government announcement confirming new petrol and diesel motor vehicles will become obsolete in approximately 10 years' time, is encouraging, it is notable that there is a substantial under provision of appropriate facilities to support electric vehicle charging both nationally and locally. The limited number of physical chargers are unevenly distributed across the UK, this results in user frustration and increases range anxiety.

Paragraph 2.13 of the Emerging Strategy for Growth specifically highlights:

"There is currently limited charging infrastructure capacity available to support electric vehicles."

The mixed-use development of the site, therefore, would address an identified need for new electric vehicle charging infrastructure and accord with the overarching government objective to move to a low carbon future.

With regard to the locational credentials, the site is situated to the east of the A4351 which provides direct access to J20 of the M25, and forms part of the strategic road network, connecting to the M1, A41 and A414 beyond, suitable for residents and commuters alike. The proposal also represents the logical expansion of an existing service station / PFS and, therefore, introduces a complementary use to the site which is consistent with existing land uses.

We do not consider that the Consultation Emerging Strategy for Growth successfully addresses the shortfall in EV charging infrastructure. The allocation of the site would therefore, 'bridge this gap,.

As the Masterplan drawings show, the proposed facility would also be carefully designed to positively integrate into its setting.

Sustainability – Residential

The site is sustainably located adjacent to the established residential settlement of Kings Langely – Rucklers Lane and at the southern edge of Hemel Hempstead, i.e. the Borough's principal settlement for growth. Future occupants will, therefore, benefit from good access to a range of services, facilities, transport networks and employment opportunities.

Indeed, the Emerging Strategy for Growth accepts the need to concentrate new growth and investment in sustainable locations (Policy SP2).

The site forms part of an established built up residential environment, is in close proximity to the strategic settlement of Hemel Hempstead and the large village of Kings Langley and is well served by public transport. For these reasons, the site is sustainable.

Suitability for Affordable Housing

Clearly there is a pressing need for new affordable housing across the borough, including a local need for Hemel Hempstead and Kings Langley. Indeed, the Emerging Strategy for Growth sets out a target to deliver 611 new affordable homes per annum. The proposed development would make a significant contribution to meeting this need.

As highlighted above, the site also represents a logical infill plot / extension to an established settlement which, benefits from excellent access to the principal town of Hemel Hempstead.

As the masterplan demonstrates, the future development of the site will be carefully designed to reflect the character of this edge of settlement location and the wider surroundings.

Finally, whilst we propose the site is allocated for development as part of the plan, we would highlight that limited affordable housing is wholly appropriate in such a Location.

Transport and Access

The site benefits from two existing points of vehicular access from Hempstead Road, which could be utilised and upgraded as part of any future development. The existing access points benefit from sufficient levels of visibility.

Hempstead Road (A4351), forms part of the strategic road network for the borough and provides direct access to J20 of the M25 to the south and connects to the M1, A41 and A414 beyond. It is, therefore, a key transport route for residents and commuters alike and marks a logical location for the siting of an electric vehicle charging station.

The site is well served by sustainable and public transport, indeed it is within walking distance to Apsley Railway Station and 100m to the south of Rucklers Lane Bus Stop which provides regular services to Kings Langley and Hemel Hempstead.

The site has good connectivity to services, facilities and employment opportunities.

Heritage and Conservation

The site is not located within or adjacent to a Conservation Area, nor does it contain any scheduled or ancient monuments or listed buildings.

Whilst it is acknowledged that the former Eagle Hotel building opposite the site is listed, the any future development would be designed to respect its setting, moreover, it is anticipated that the existing tree screening would be retained.

Accordingly, in respect of built heritage, it is considered that there are no constraints to developing the proposed site.

Ecology and Biodiversity

Any masterplan would seek to retain the existing vegetative boundaries and mature hedgerows as far as reasonably practical. Opportunities to enhance biodiversity through substantial landscaping would also be taken.

Flooding and Drainage

As shown by the Environment Agency Flood Map extract (below) the site lies within an area of very low flood risk. Accordingly, the site is considered to be at low risk of flooding by the Environment Agency.

Any application for development at the proposed site would, however, be supported by a comprehensive Flood Risk Assessment and Drainage Strategy. The surface water drainage strategy would incorporate the use of Sustainable Urban Drainage Infrastructure (SuDs) to control and store surface water flows.

Conclusions on suitability

Based on this information, the site is considered to be suitable to accommodate development and represents a logical infill parcel of land, sustainably located to a range of service, facilities, public transport and complementary uses.

Its strategic location in close proximity to Hemel Hempstead, Kings Langley, the M25 and the A41 cannot be underestimated.

The site does not strongly contribute to the five purposes of the Green Belt, furthermore the northern most part of the site constitutes previously developed land.

The site's delivery to address the shortfall of an electric-vehicle charging infrastructure should also be considered a very special circumstance. The need to develop this site is also highly locational specific.

We consider, therefore, that it should be given first consideration with regard to being released for development.

Availability

These representations are made on behalf of The Park Garage Group PLC, the owners of the site. We can confirm that the site is immediately available for development.

Achievability

There are no constraints that would render the site unviable. The site does not comprise any above or below ground physical constraints, is not at risk of contamination and is of low archaeological potential. In terms of implementation and delivery, there are no known restrictions to progressing this site and the likely timeframes for delivery fall comfortably within 0-5 years.

Conclusions

In conclusion the delivery of a mixed-use development comprising an EV-charging facility and affordable housing, would address shortfalls which we do not consider have been successfully met as part of the emerging strategy for growth.

In particular, the delivery of new residential units relieves the pressure on Kings Langley from relying on extensive windfall development to meet housing requirement over the plan period.

The site is locationally appropriate for the siting of an Electric-vehicle charging facility, with access to the M25,A41 and M1.

Overall, the site is sustainable, suitable, available and achievable.

Therefore, we request that it is considered as part of the evolving site allocations and recommend that it be included as part of the plan.

Included files

[Document 1.pdf](#)
[Document 2.pdf](#)
[Document 3.pdf](#)
[Image 2.jpg](#)
[Image 1.jpg](#)
[Table 1.jpg](#)

Title	Countryside
ID	EGS14617
Person ID	1270726
Full Name	Mr Renshaw Watts
Organisation Details	Pennard Bare Trust
Agent ID	1270725
Agent Full Name	Mr David Carlisle
Agent Organisation	AECOM
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	Yes

Proposal & Sites Countryside Other Sites comment	<p>These representations are submitted on behalf of the Pennard Bare Trust, the landowners of Land at Delmer End Lane (1.73 hectares) and Singlets Lane (2.05 hectares), Flamstead (site references 53 and 55 in the <i>Site Assessment Study for Dacorum Borough Council Volume 3: Final Site Schedules, January 2020</i>) - see Figure 1 (below) and Appendix A.</p> <p>Our client's representations are broken down into the following sections:</p> <ul style="list-style-type: none"> • Local housing need; • Spatial strategy; • Draft policies • Flamstead as a sustainable location for growth • Commentary on supporting evidence base; and
Included files	Pennard Bare Trust - Agent David Carlisle AECOM response form removed obo Pennard Bare Trust 2021-02-26_Redacted Reduced file size.pdf (1)
Title	Countryside
ID	EGS14621
Person ID	1270726
Full Name	Mr Renshaw Watts
Organisation Details	Pennard Bare Trust
Agent ID	1270725
Agent Full Name	Mr David Carlisle
Agent Organisation	AECOM
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	<p>Despite being in the Green Belt, the two sites have very limited development constraints and can positively contribute towards the Council's housing needs without any harmful impacts. The sites would constitute infill and natural extensions to Flamstead being well contained by the existing built development on Delmer End Lane, Singlets Lane, Pie Corner/Pie</p>

Garden and River Hill. Therefore development in these locations would be sympathetic to the local character with no risk of coalescence with nearby settlements or any incongruous encroachment into the countryside. There would be great potential to enclose and screen the development parcels with an appropriate landscape scheme and new green infrastructure. The adjacent allotments and cemetery alongside biodiversity net gains on both development sites would offer a significant opportunity to provide additional open space and access to the countryside in this part of the village (this could also potentially include new play facilities).

The January 2020 Site Assessment Study Volume 3 identified the sites as unsuitable for allocation, this was due to their Green Belt status. As indicated in our client's 2017 call for sites questionnaires, the sites present limited constraints in terms of suitability. They are achievable and availability of development and present legitimate considerations for Local Plan allocations.

The proposed allocations (53 – Land at Singlets Lane and 55 – Land at Delmer End Lane) are located to the north east and east of Flamstead's settlement boundary, respectively north and south of Singlets Lane and do not fall under any environmental designations as indicated by the January 2020 Site Assessment Study Volume 3. Currently vacant these greenfield sites do not present significant obstacles to development. The sites are not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The Grade II Listed Building south of site 55 is currently screened and it is unlikely (based on historical mapping) that the village's archaeological remains extend to either of the sites. Site 53 is located 55m east of the Grade II listed Old Lodge and design would need to be sensitive to it. Both sites appear to have been discarded as suitable allocations on the basis that they are greenfield sites in the Green Belt, in locations where there is no proposed release of Green Belt land, and in areas considered unsuitable for windfall development by the Local Plan.

The sites benefit from a direct strategic connection to the M1 at Junction 9 connecting with the borough's main settlement of Hemel Hempstead and Luton to the north. As described in the January 2020 Site Assessment Study Volume 3, site 53 is accessible from the local road network (Singlets Lane), benefits from good access to local facilities and public transport. Site 55 would be accessed via Delmer End Lane and the PRoW network and is within a short walking distance to the village centre. Both sites were submitted in the 2017 call for sites for housing including affordable housing. The housing allocation would be preserving the village's role and character and affordable housing contribution could support the council's objective to increase genuinely affordable homes in the Borough.

While it is acknowledged that these sites fall in the Green Belt, their development would not contradict the five national purposes of the Green Belt as described in the NPPF:

- The sites are contained by existing features such as roads and existing developments and would represent infill.
- Their development would not result in coalescence with adjacent villages or other settlements.
- The impact on openness would be negligible based on the level of screening available and exceptional circumstances would be justified when balanced against the borough's housing requirements. The extant natural features (hedgerows, mature trees and adjacent allotments and cemetery) would help to ensure openness and access to the countryside is maintained.
- Both sites are located outside of the settlement boundary and village Conservation area, future development on the proposed sites can further preserve its setting and character through design and scale in keeping with the existing context.

• Although not brownfield sites, these do not include Best and Most Valued agricultural land or other environmental designations that should be preserved.

Included files

Title Countryside

ID EGS14624

Person ID 1270726

Full Name Mr Renshaw Watts

Organisation Details Pennard Bare Trust

Agent ID 1270725

Agent Full Name Mr
David
Carlisle

Agent Organisation AECOM

Yes / No No
* Yes
* No

**Proposals and Sites
Countryside comment**

Yes / No Yes
* Yes
* No

**Proposal & Sites
Countryside Other Sites
comment**

The following key points can be drawn from the above analysis and representations:

1. The new standard method for calculating local housing need results in an uplift to Dacorum's yearly requirement and our client's sites can help meet the deficit
2. The site selection process to date, and resultant spatial strategy, prematurely rules out development in locations such as Flamstead
3. The principle of limited incursions into Flamstead's Green Belt is established through proposed allocation Cy03 - Watling Street Truck Stop, London Road, Flamstead
4. Flamstead is sequentially preferable to less sustainable non-Green Belt villages where growth would be permitted on the basis of the proposed policy framework. This is misaligned to the findings from the settlement hierarchy evidence
5. Our client's sites offer excellent opportunities for enclosed comprehensively planned infill development on land that is unconstrained and well connected to Flamstead village amenities and services and the M1 and Markyate

6. We request that due consideration is afforded to our client's sites and they are not simply ruled out unjustifiably on the basis that they are currently washed over by Green Belt. Related to this the settlement boundary of Flamstead should be updated to include extant contiguous development and any proposed allocations.

Included files

Title Countryside

ID EGS14859

Person ID 1270808

Full Name Westmorland Limited

Organisation Details Westmorland Ltd

Agent ID 1270759

Agent Full Name Miss
Hanna
Mawson

Agent Organisation

Yes / No
* Yes
* No

**Proposals and Sites
Countryside comment**

The Watling Street Truckstop is located directly north of the A5183 (formerly the A5 trunk road) to the west of Junction 9 of the M1. The area showing the proposed expansion and redevelopment of the existing facility is included within the Vision Document contained at **Appendix 1** and covers circa 22.65ha. As further work is undertaken it is anticipated that the site area and red line plan will be further refined and information will be provided at appropriate stages of the Plan.

The site is bounded by agricultural land to the north, east and west. Further to the east is the M1 motorway. The southern boundary comprises A5183 highways infrastructure and further south is the village of Flamstead.

This site provides a summary of the site proposals, further information is provided in the accompanying Vision Document.

Need

As discussed both the NPPF and Circular 02/13 recognise the need for overnight HGV parking facilities on the network. These facilities serve an important road safety need and allow HGV drivers to take statutory breaks.

The National Survey of Lorry Parking 2017 (DfT/AECOM) assessed HGV parking provision across the country. The Watling Street Truckstop is located in the East of England Region identified in this survey as one of the most critical regions in need for additional HGV parking with the majority of truckstops full and at capacity, including Watling Street. The Survey identified the need for an additional 335 HGV spaces in this region. The East of England has two strategic

routes to the north, the M1 and A1, and it is therefore reasonable to assume that increased truck parking should be split between these routes.

The AECOM Report on the Mayland Growth Corridor (referred to in the preceding section) supports the need for additional HGV parking in this location and noted that Watling Street is very busy and at certain times in One of the recommendations was to consider the expansion of Watling Street Truckstop.

Circular 02/13 sets out the parking requirements for roadside facilities, including truckstops, calculated based on traffic The flows recorded in the vicinity of M1 Junction 9 (prior to the Covid-19 pandemic) required a minimum parking provision of:

- 137 HGV spaces
- 10 car spaces (1 disabled)
- 1 coach space
- 1 caravan/motorhome space
- 1 abnormal load space

The current facility provides 60 HGV overnight spaces, a shortfall of 77 spaces. However, the national lorry parking survey calculated a shortfall in the East of England, with an immediate requirement for an additional 335 spaces. Once the additional 77 spaces have been provided, the immediate requirement would reduce to 260 HGV Analysis indicates that truckstop usage in the East of England is split roughly equally between the two main strategic routes. As a result, it is appropriate to provide an additional 130 HGV spaces each on the A1 and M1. The shortfall on the A1 will be met by a recently consented expansion of provision at Peterborough MSA. The Watling Street Truckstop serves the M1, based on the above calculations and additional 207 spaces are proposed, giving a total of 267 spaces (including 60 existing) to meet the requirements of the Circular 02/13 and the identified shortfall.

Development Concept Plan

The Development Concept Plan has been landscape-led in order to minimise impact on the landscape. This work provided a development envelope and wider landscape strategy upon which a layout can be designed. Other important constraints, such as the River Ver, source protection zone and access arrangements, have also informed the development envelope. The process is explained in greater detail in the accompanying Vision Document.

The Development Concept Plan shows how the site could accommodate the proposed expansion with the main body of the truckstop parking location in the central part of the site which benefits from falling topography but also takes advantage of the higher lying land to the west to provide visual The truckstop could potentially be cut into the rising topography to a balanced point where it takes advantage of visual containment but does not disturb the natural contours excessively.

The remainder of the parking area can extend to the north-east, in the vicinity of the land leading to the commercial depot but will not extend so far as to become exposed to views from the public rights of ways to the east and west along the lower lying valley floor.

This approach effectively extends around the existing truckstop infrastructure where there is potential for road frontage improvements along the Watling Street A set-back will be provided to the Old Watling Street boundary.

As the Development Concept Plan demonstrates, this approach provides for a large site area within the red line, however, within it the development envelope is much smaller leaving opportunity for landscape and visual mitigation. This could include sensitive, gentle landscape earth modelling, new woodland copse planting, reinstated hedgerows and retention of existing landscaping infrastructure to the north and This could also provide ecological benefits where feasible.

The land to the east of the access includes the River Ver, associated floodplain and source protection zone. This area is proposed to remain undeveloped and has the potential to provide a localised platform for biodiversity enhancement, together with improvements generally in landscape character and visual amenity.

The existing access is via a ghost right turn land on the A5183, which is one of five such ghost island right turn lanes provided in a row. The access then crosses Old Watling Street which is a country lane subject to national speed limit. At present, the internal Truckstop layout results in drivers looping round clockwise within the site and then exiting back onto the A5183 via a dedicated egress. However, this egress is also the access into the Hill & Coles Farm.

Hertfordshire County Council (HCC) are current proposing to improve the A5183/Chequers Hill junction using monies transferred from central government following de-trunking of the A5. Various options have been considered, and to achieve the same outcomes as the HCC scheme and provide access to the truckstop, the most appropriate option is a four-arm roundabout together with changes to the alignment of Old Watling Street. This will result in improved operation and safety on the Further details are provided in the accompanying Vision Document. Westmorland have been involved in discussions and are working closely with HCC on the solution. In delivering the same outcomes as the HCC scheme, this proposal would deliver benefits for local residents of Flamstead and users of the properties at Hills & Coles Farm.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Countryside Other Sites
comment

Included files

Title Countryside

ID EGS14862

Person ID 1265016

Full Name Charles Aylwin

Organisation Details

Agent ID

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	
Yes / No * Yes * No	No
Proposal & Sites Countryside Other Sites comment	<p>Too little emphasis on redeveloping Brownfield sites, & too much emphasis on development on green field sites.</p> <p>Agree with the need for more housing and in particular affordable housing, BUT very concerned with the apparent search for very large developments to fulfill the quota in single shot, rather than intelligent use of smaller sustainable sites with managed impact on the local area.</p> <p>For example, major development in Tring by the Cemetery with no additional infrastructure (schools, doctors, dentists, childcare/nurseries, drainage) planned. In this specific instance, the housing is being built, but none of the amenities above have had additional capacity added.</p> <p>Additionally, the site north of the Long Marston Cricket Ground, excluded from the Strategic Plan, but included for consideration in the Local Plan Interim Sustainability Report, Appendix F, would cause a significant increase in flooding in Long Marston and Astrope, both of which already flood regularly.</p> <p>Additionally, the suggestion that it add to the sustainability of services within Tring is wrong - these are already over stretched, and new services would need to be provided.</p>
Included files	
Title	Countryside
ID	EGS14917
Person ID	1270836
Full Name	Tully Children's Fund

Organisation Details	Tully Children's Fund
Agent ID	1270837
Agent Full Name	Sav Patel
Agent Organisation	Associate Director Strutt & Parker
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	<p>Flamstead is in a sustainable location between Markyate (less than 2 miles away) and Hemel Hempstead (less than 8 miles away) and with good links to the M1. There is also a bus services that provides connections to Hemel There are also proposals in the ESG to redevelop and enhance the Watling Street truck stop.</p> <p>Paragraph 78 of the NPPF states that housing development should be located to help sustain rural areas and to enhance or maintain the vitality of rural communities. Planning policies should also identify opportunities for villages to grow and thrive, especially where this will support local services. It is therefore essential that villages such as Flamstead, which is located in a sustainable location and has a range of local facilities, is supported by housing growth.</p> <p>My client owns two parcels of land to the west of Trowley Hill Road, Flamtead which would be ideal for housing development. The sites are enclosed by housing on three sides and benefit from being very well enclosed in terms of impact upon the Green Belt. They are under family ownership and capable of being delivered in the short term.</p>
Included files	
Title	Countryside
ID	EGS14963
Person ID	1207224
Full Name	Chris Padley
Organisation Details	Environment Agency
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>Please note that a Sequential test and a level 2 Strategic Flood Risk Assessment (SFRA) will need to be carried out for any site allocations that have flood risk before we would consider the local plan sound.</p> <p>Our detailed comments are provided below, following the general order of the topics presented in the draft local plan document. Where we wish to see policies strengthened we have outlined the additional content we would like included. While waste water capacity has been mentioned, it will need to be embedded within plan policies for us to find the plan sound. Major development should be required to demonstrate that there is adequate capacity for local water supply. The subject of water resources and supply needs to be embedded as much as possible within any development plan.</p> <p>Wherever green infrastructure is mentioned we would like to see this changed to 'green and blue infrastructure' to recognise the importance of the interconnectivity of the green and blue network.</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS15001
Person ID	1207224
Full Name	Chris Padley
Organisation Details	Environment Agency
Agent ID	
Agent Full Name	

Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>The River Ver runs through the south of the site and a 10 metre built free buffer zone should be maintained. The east of the site has areas of flood zone 2 and 3 and we are pleased to see that no development is proposed for this area.</p> <p>Any development within 8 meters of a main river will require a Flood Risk Activity Permit from the Environment Agency.</p> <p>A minimum of 10m buffer zone between the River Ver and any built environment which could form part of the biodiversity net gain requirement. There should be no lightspill above 2 lux. The development should protect and enhance the chalk stream priority habitat. A WFD assessment will be required to be submitted as part of any application.</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS15069
Person ID	1270854
Full Name	MESSSERS YOUNG AND JEFFREY
Organisation Details	EMMA ADAMS & PARTNERS (ON BEHALF OF)
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	

Proposals and Sites Countryside comment	
Yes / No * Yes * No	Yes
Proposal & Sites Countryside Other Sites comment	New site being promoted by Emma Adams & Partners on behalf of Messer's Young and Jeffery at: Land at Lock View, Wilstone Bridge, Tring Road, Wilstone, Tring, HP23 4PQ Please see attached site appraisal proforma pdf for further details.
Included files	2020.025 Land at Lock View, Wilstone - Schedule of site appraisal proforma Completed 02.21.pdf (4)
Title	Countryside
ID	EGS15388
Person ID	1207079
Full Name	Boxmoor Trust
Organisation Details	Boxmoor Trust
Agent ID	1270713
Agent Full Name	Mr James Holmes
Agent Organisation	Director Aitchison Reaffety
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	

INTRODUCTION

This Statement is submitted on behalf of the Box Moor Trust in respect of a proposed housing site known as Bourne End Field, London Road, Bourne End, Hemel Hempstead HP1 2RQ.

It is considered that the site is suitable for residential development, which would be desirable in planning terms, as it would provide housing for which there is a significant need locally.

This Statement sets out the case in support of the allocation in the emerging Local Plan.

2. SITE DESCRIPTION AND SURROUNDINGS

The site is in a sustainable location on the edge of the existing built up area of Bourne End. The site is within the sole ownership of the Box Moor Trust and is approximately 2.39 hectares in area.

The site does not contain any Listed Buildings or other designated heritage assets and is not located within a Conservation Area.

The site is within walking distance of the local services that exist in the settlement, and also close to public transport. It is closer to a mainline railway station than other sites that have either already been allocated by the Council or have been put forward for housing development as part of the current consultation.

See attachment - Map 1 removed - *Site Location on the edge of the settlement of Bourne End*

3. PLANNING APPRAISAL

It is requested that the site be allocated for housing in the emerging Local Plan. The site is capable of delivering approximately 70 dwellings if developed at a modest density of 30 dwellings per hectare. We wish to make the following points in support of the case.

Principle of Development

An extract of the adopted Dacorum Proposals Map is provided below, showing the site as being within the Green The site is not subject to any other designations.

Policy SP2 (Spatial Strategy for Growth) advises that opportunities for using previously developed land in urban areas will be optimised, but it is clear that these alone will not maintain a sufficient and steady supply of housing over the lifetime of the Plan. The Council is seeking to deliver an uplift in housing in the Plan period and will require the release of greenfield land.

See attachment - Map 2 removed - *Extract of Proposals Map*

Need to accommodate future housing growth in Dacorum

It is widely recognised that there is a severe shortage of housing in the south-east of England and specifically new sites for additional homes need to be found in Dacorum. The emerging Strategy for Growth (2020-2038) Consultation plans to provide a minimum of 16,596 homes over 18 years which is a very ambitious housing target.

The Council are seeking to deliver some 922 dwellings per year in the new Plan and this is a much higher target than the Core Strategy target which only sought 430 homes per year.

The Inspector's report into the former Draft Dacorum Core Strategy raised concerns about the future supply of housing in the Borough. The Council was only able to move ahead to adoption by agreeing to an early review, to examine housing need and supply, including a review of the Green Belt. It is not possible to meet the housing need without the release of Green Belt sites.

NPPF seeks to boost supply of housing

The National Planning Policy Framework, as well as local planning policies and guidance, focus on the need to increase housing supply. The NPPF makes it absolutely clear we must house a rising population, who are living longer and want to make new. The following paragraphs are of particular relevance.

Paragraph 59 highlights the Government's objective of significantly boosting the supply of homes and states that it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Paragraph 67 refers to the need to identify sufficient land for new homes. It advises that planning policies should identify a supply of specific, deliverable sites for a 5 year supply of housing.

Paragraph 68 advises that medium sized sites (ie not just large strategic allocations) can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. It is noted that many of the sites put forward in the Strategy for Growth (2020-2038) Consultation are very large and include, for example, 1500 dwellings at Growth Area HH01: North Hemel (Phase 1), 4000 dwellings at Growth Area HH02: North Hemel (Phase 2) and 1150 dwellings at Growth Area HH21: West Hemel Hempstead.

The proposed site at Bourne End Field would deliver approximately 70 dwellings, if developed at a modest density of 30 dwellings per hectare and can be constructed more quickly than the larger strategic sites to provide the much needed new homes that are required.

Affordable Housing is a significant planning benefit

The site offers the opportunity to provide much needed affordable. The consultation document advises that greenfield allocations should provide 40% affordable housing. It is confirmed that the proposed housing site at Bourne End Field would be policy compliant in respect of affordable housing and could deliver around 28 new affordable dwellings.

Furthermore, it should be noted that the Council has had a policy restricting new housing development on greenfield sites in Bourne End for a number of years, which has curtailed the provision of housing over a substantial period. This has resulted in a significant shortage of new homes, and children that have been brought up in Bourne End need to move elsewhere when they come to buy their own home.

It is noted that housing has been recently provided through a redevelopment scheme on Upper Bourne End Lane, but this did not provide any affordable housing on the basis that it was unviable to do so.

There is very clearly a need for additional housing of all types in Bourne End and specifically for affordable housing, given the undersupply for a substantial period. The allocation of the site for housing would ensure the delivery of much needed market and affordable homes. The settlement has an aging population and new private and affordable homes are needed to provide for the needs of the local population and ensure the settlement flourishes in the future.

Site in a sustainable location

The site is in a sustainable location on the edge of the built-up confines of the settlement of Bourne End. The sustainable nature of the settlement was noted in the Committee Report for the housing scheme approved on Upper Bourne End Lane which stated that:-

“The site offers an accessible location for both the employment and residential elements of the scheme, with all vehicular access taken from Upper Bourne End Lane. The easy walking/ cycling distance from local bus stops (which will be upgraded as part of the development) and sustainable transport links enhances the scheme's connectivity.”

The relatively good accessibility of the site is demonstrated by the images below.

See attachment - Map 3 removed - *The site is within a very short walking distance (1 minute) of bus stops in both directions*

See attachment - Map 4 removed - *The site is only 6 minutes by cycle to Hemel Hempstead mainline railway station*

See attachment - Picture 1 removed - *The site is 2 minutes' walk from the nearest public house*

See attachment - Picture 2 removed - *The site is a 1 minute walk to a children's nursery*

See attachment - Map 5 removed - *The site is only 5 minutes by bus to Hemel Hempstead town centre*

See attachment - Map 6 removed - *It takes far less time to get to the centre of Hemel Hempstead than many parts of the town (For example, it takes 17 minutes to get by bus from Wood Lane End South to the town centre)*

See attachment - Map 7 removed - *The proposed site at Bourne End Field is only 265 metres (4 minute walk) from the strategic growth area at HH21: West Hemel Hempstead which is proposed to be allocated for 1,150 dwellings, a community hub and a new primary school (3ha)*

An extract of the Strategic Housing Land Availability Assessment (2016) is shown below. The site is given reference BOV/9. The site was accepted in the SHLAA report and considered suitable for development, subject to impact on the Green Belt to be established through further work under the Single Local Plan.

See attachment - Map 8 removed - *Site supported in the Strategic Housing Land Availability Assessment*

It is understood that the Council decided not to allocate the site as the land makes a contribution towards preventing the merging of Berkhamsted and Hemel Hempstead. However, if the land were to be allocated and developed there would still be a very significant separation between Bourne End and Hemel Hempstead, as shown below.

See attachment - Map 9 removed - *Gap retained between Bourne End and Hemel Hempstead and no coalescence between settlements*

Parking and Access

Parking would be provided in accordance with the Council's standards. The Council has not raised any concerns in respect of the safety of the vehicle access to the site and adequate visibility splays could be provided.

4. CONCLUSION

In conclusion, the site represents an opportunity to provide much needed new housing on the edge of an existing settlement.

The site is capable of delivering 70 dwellings if developed at a modest density of 30 dwellings per hectare. This density of development would relate well to the character of the local area.

The provision of housing development on this site, which is commensurate to the size of the settlement, would help to address the need that exists for housing in Bourne End. It would enable the village to grow in a controlled and sustainable manner.

The provision of a development of new homes would address the Government's policy in the National Planning Policy Framework to increase the supply of housing and widen opportunities for home ownership. It would help the Council to achieve its new target for the delivery of market and, particularly, affordable homes.

There are no issues with ownership or land assembly and the site could come forward for development immediately.

For the reasons set out above, it is considered that the land should be allocated for housing in the emerging Local Plan.

Included files	ORG - Boxmoor Trust - Agent James Holmes - ARG Group Housing Reps 2021 - Extracted Maps Photos.pdf
Title	Countryside
ID	EGS15594
Person ID	1271610
Full Name	MR SIMON MILLIKEN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<i>EH Smith SUPPORT the allocation of the Bovingdon Brickwork site as an employment 'Growth Area'. It would formally request that the red line boundary to the employment 'Growth Area', shown on the accompanying 'Map 56', should be AMENDED along its' south western boundary to align with EH Smith's Builders Merchant's site (Ref: TLP - Landscape Strategy- Figure 08D}). Accordingly, the site area should be AMENDED from 1.8ha to 2.lha</i>
Yes / No * Yes	

* No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS15595
Person ID	1271610
Full Name	MR SIMON MILLIKEN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>Subject to the ongoing consideration of relevant market demand and viability considerations, EH Smith SUPPORT the development of the site for office, industrial and storage & distribution uses.</p> <p>The text should, nevertheless, be AMENDED to include light industrial uses, sui generis and those uses which are similar to the aforementioned employment uses, as set out in Policy DM16 - 'General Employment Uses' (Points 2 & 3). EH Smith SUPPORT the provision of around 8,000 m2 Gross Internal floor space within the proposed employment 'Growth Area' boundary.</p> <p>In terms of unit sizes, EH Smith would generally SUPPORT the development of the site for both small and medium sized units, but it is essential that the text is AMENDED to allow for some larger sized units (circa 2,000m2) if required, subject to meeting all relevant design and development control considerations.</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	

Included files	
Title	Countryside
ID	EGS15596
Person ID	1271610
Full Name	MR SIMON MILLIKEN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	EH Smith SUPPORT the development of the site for employment uses in accordance with the 'Dacorum Strategic Design Guide - Part 3 Employment Uses', subject to material weight being given to all relevant viability and market demand/ user requirement considerations.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS15597
Person ID	1271610
Full Name	MR SIMON MILLIKEN
Organisation Details	

Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>Whilst EH Smith <u>SUPPORT</u> in principle the diversion of the Public Footpath, the requirement to do this should be <u>DELETED</u> as a 'Site Specific Requirement'.</p> <p>EH Smith can, nevertheless. confirm that discussions are in progress with DBC PROW officers and the Box Moor Trust to divert the Public Footpath across the BMT land (Ref- TLP - Landscape Strategy- Figure 080). EH Smith consider that it would be advantageous to do this, so as remove the Public Footpath 008 from its existing open brick storage area and proposed tree planting belt (to the south of the employment 'Growth Area') - for security, safety and visual amenity reasons. E H Smith will be looking to create a new access across the existing course of the Public Footpath 008 from the Builders Merchants site and its open storage area.</p>
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS15598
Person ID	1271610
Full Name	MR SIMON MILLIKEN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes	Yes

* No	
Proposals and Sites Countryside comment	EH Smith <u>SUPPORT</u> the need to prepare a ground contamination survey for the site, subject to the understanding that the proposed development of the site for employment uses is unlikely to be sensitive to ground contamination issues (as would be case for a residential development).
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS15599
Person ID	1271610
Full Name	MR SIMON MILLIKEN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	EH Smith consider that the text should be <u>AMENDED</u> to confirm that the proposed 'landscape buffers' are to be provided along the outside boundary of the proposed employment growth area and around the boundary of EH Smith's open storage area and NOT wholly within the red line employment 'Growth Area' boundary (Ref: TLP - Landscape Strategy-Figure 080). EH Smith has requested that the draft Proposals Map is <u>AMENDED</u> to draw the boundary of the 'General Employment Area' (Policy DM16) around EH Smith's site ownership boundary, including its open storage area which has lawful use for ' <i>sui generis</i> ' builders merchants use
Yes / No * Yes * No	

Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS15600
Person ID	1271610
Full Name	MR SIMON MILLIKEN
Organisation Details	
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	EH Smith SUPPORT the provision of a landscape gateway feature into the employment 'Growth Area', subject to taking account of relevant land-take and commercial viability issues.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS15601
Person ID	1271610
Full Name	MR SIMON MILLIKEN
Organisation Details	
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>Post previous discussions with DBC Spatial and Development Control Officers in 2018, EH Smith has secured from Hertfordshire County Council a Lawful Development Certificate for the use of its Open Storage Area for '<i>sui generis</i>' builders merchants use (PL/0126/19 CLEUD - 4/0442-20 (CM017) & Attached Plan TQRQM19239145244918) - dated 31.3.20. For <u>important</u> commercial reasons¹ EH Smith is not in a position to release any of its open brick storage area back to the countryside as part of the employment growth area proposals. instead¹ EH Smith would support the provision of a landscape buffer around the perimeter of its site {See below}. EH Smith would formally request that the 'Site specific requirement' to 'remove' the 'eastern part of the <u>existing brick storage area</u>' is 'DELETED'.</p> <p>In support of EH Smith's formal position on this matter, it can confirm that since early in 2000, the open brick storage area has formed a key component of its business activities on the site and will continue to do so for the foreseeable future. As such, the value of the open brick storage area to EH Smith's business activities in the South East region is now more than the value of developing the brickwork site for employment use. The large number of brick lines; the need for delivery and turning space for lorries and the need to limit the height of brick stacks for easy movement by forklift trucks; and poor ground conditions means that there is no scope to reduce the size of the open brick storage area. The entire open brick storage area is integral to EH Smith's business. Clearly, the use of the site for open storage purposes means that there is less impact on the openness of the Green Belt than would be the case with built development. The area will be screened from view by new landscaping along the south east perimeter of this part of the site (6m wide hawthorn hedge/ shaw and intermittent trees) (TLP - Landscape Strategy- Figure 8D).</p> <p>For this reason, the only amendment to the employment 'Growth Area' boundary EH Smith is now seeking is along its south western boundary to align with the Builders Merchants site) (Ref: TLP - Landscape Strategy- Figure 08D}. This would increase the size of the proposed employment 'Growth Area' allocation from 1.8ha to 2.1ha (of which 1.3ha of the 'Growth Area' already falls within the site's Adopted Local Plan's Major Development Site boundary).</p> <p>EH Smith consider that the above represents a holistic approach to the continued operation of its Builder's Merchants site/ open brick storage area (<i>sui generis</i>) and the redevelopment of its redundant brickwork site (Class B2 - General Industrial) for employment uses, including the provision of a landscape buffer along its' site boundary and the possible diversion of the Public Footpath <i>off</i> site onto the Box Moor Trust's land.</p>

Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS15614
Person ID	1271748
Full Name	Ms Gosia Turczyn
Organisation Details	Wigginton Parish Clerk Wigginton Parish Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	
Yes / No * Yes * No	No
Proposal & Sites Countryside Other Sites comment	Wigginton Parish Council sees such a question at this late stage as an indication of a desperate need to find more appropriate sites. There may have also been a concern that an Inquiry Inspector, following an expected shift in Government policy, will reject one or more of the Tring sites on Green Belt and AONB grounds. Furthermore, since this Local Plan was published, the Government's indicative housing need figure for Dacorum has increased by nearly 2000 homes in the plan period. Failure to meet housing needs is a very common reason for Local Plans to be sent back by Inquiry Inspectors.
Included files	

Title	Countryside
ID	EGS15673
Person ID	1272282
Full Name	Plato Estates
Organisation Details	c/o DLP Planning
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	<ul style="list-style-type: none"> As noted above, we believe that the Dacorum Local Plan currently fails to adequately plan for the specialist accommodation needs of the Borough's older population and that specific sites for residential care home (C2) use in particular should be allocated within the plan to ensure that these needs are adequately met. We believe that the site to the east of Cow Roast is a suitable site for residential care home use (for reasons outlined in Section 6 of this report) and therefore should be allocated within Policy SP11 as a site which will meet a locally identified need.
Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS15676
Person ID	1272282
Full Name	Plato Estates
Organisation Details	c/o DLP Planning
Agent ID	

Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<ul style="list-style-type: none"> The Draft Local Plan fails to identify any specific sites for older persons accommodation within its policies. It is therefore unclear how this need will be met during the plan period. In order to meet this identified need it is necessary to proactively plan to meet this need by allocating sites that are suitable, available and deliverable within the plan period. On behalf of our client, Plato Estates Limited, we are promoting the site on land between the Tring Road and Grand Union Canal in Cow Roast, near Berkhamsted, as a site that should be allocated for residential care home (C2 use) within the Dacorum Local It should be noted that the site has previously been promoted by our client as a proposed residential and canal moorings site as part of the Dacorum Local Plan Call for Sites (Aitchison Rafferty, March 2015, updated December 2017) and Issues and Options Consultation (Aitchison Rafferty, December 2017). The site (ref. 52, 'Land SE of Mini Dealership') was assessed as being wholly or partially unsuitable for allocation for housing through the Phase 1 Assessment due to the reason as the site was <i>"situated in the open countryside for planning purposes"</i> (Site Assessment Study for Dacorum Borough Council, Volume 1: Main Report, AECOM, January 2020). In light of the evidence presented in both this and the accompanying Older Persons' Needs Assessment Report (DLP Planning, January 2021) the site is considered to be a suitable location for residential care home (C2) use; a use for which there are currently no other sites allocated within the draft Local The ability of this site to meet this specialist accommodation need is considered to represent the exceptional circumstances required to justify removal of the land from the Green Belt. Further reasons why there are exceptional circumstances for removing this site from the Green Belt are outlined in section 6(c) below. This section of the report sets out details of the proposed allocation site in terms of its suitability, availability and Should further information be required regarding this site, please do not hesitate to contact us. The proposed allocation site is situated immediately to the east of the proposed Cow Roast settlement boundary and extends to around 0.94 hectares in size, as shown in Figure 2 <p>Figure 2. Location Plan for Proposed Cow Road Allocation Site</p> <ul style="list-style-type: none"> The proposed allocation site currently lies within the Green Belt and is situated within Chilterns Area of Outstanding Natural Beauty (AONB), towards its northern The site is located on A4251 (Tring Road) which is identified on the Local Plan Draft Proposals Map as a 'main' road that links Tring to the west with Berkhamsted to the east. The site is currently grassed scrubland which has an existing vehicular access off the A4251 at the south eastern corner of the site. The site has previously been used as a spoil tip1 and part of the site has been used as canalside moorings. Given its previous uses the site has no agricultural use value due to its poor soil condition and has not

been actively farmed for over 30 years. The site has previously been identified by Dacorum Council as 'degraded' land in need of visual improvement (Dacorum Council Urban Edge Study, 1985).

- We understand that planning permission was previously granted at the site in 1974 for a small boat mooring basin and layby with slipway for which physical excavation still prevails on the site today and, as such, this permission is considered to remain. Three separate consents to tip spoil on the land were also granted in 1976, which have also been implemented. No planning applications have been submitted in relation to the site in the last 20 years.
- In light of the previous spoil tipping that has been undertaken on the site, the site is considered to have no agricultural value or use.

1 We understand from the Client that the material tipped on the land was mainly builders spoil and hardcore with a few inches of topsoil dressed across the surface of most of the site upon which vegetation (mainly grass) has since become established. The spoil tipping raised the level of the land by over a metre.

- The Cow Roast site is identified as suitable for residential care home (C2) use. Residential care homes and nursing homes are defined in Planning Practice Guidance (PPG) (Reference ID: 63-010-20190626) as one for the four main types of specialist housing for older people. The PPG definition is as follows:

"These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes."

- The Cow Roast site is identified as suitable for this form of residential care home accommodation in which most facilities required by residents will be provided on site, however the site is still easily accessible to nearby towns and
- The site is situated on the eastern edge of the built-up area of Cow Roast village. The site has extant access onto the A251 which provides direct access to the centre of Berkhamsted to the east (5 minute drive), Hemel Hempstead to the east (15 minute drive), Chesham to the south (17 minute drive), Aylesbury to the west (20 minute drive) and Tring to the west (5 minute drive). There is a bus stop in the centre of Cow Roast village (opposite the Cow Roast Inn) which provides regular direct services (every 20 minutes) to Watford, Apsley, Kings Langley, Berkhamsted, Tring, Aylesbury and Hemel Hempstead. The site is therefore well connected to main nearby population centres.
- In terms of access to services, there is a small shop situated at the adjacent Esso petrol. The site is also located within a short driving distance of Gossoms End Elderly Care Unit (Berkhamsted), Hemel Hempstead General Hospital and Stoke Mandeville Hospital. The nature of residential care home developments however is such that all services for residents are provided on site and therefore access to a large range of services nearby is not necessary in the same way that it would be for a standard residential (C3) development. The main consideration in determining suitability is that the site is easily accessible by staff and visitors, which the site in Cow Roast is. The site is therefore considered to be a suitable location for residential care home (C2) use.
- The Settlement Hierarchy Study (Dacorum Borough Council, October 2017) identifies Cow Roast as falling within the category of 'other small villages and the countryside' and it is therefore not defined as a settlement for planning purposes within the proposed settlement hierarchy due to it having a population below 300. Cow Roast was therefore not assessed as part of the Settlement Hierarchy Study. However, had it been assessed using the same criteria

used within the study, it would have scored 'good' in terms of availability of public transport and 'high' overall accessibility (being located less than 5km from the nearest higher tier settlement and having 'good' public transport provision to that settlement). Therefore, although there are not a large number of facilities located within Cow Roast itself, it does have 'high' accessibility to Berkhamsted which has access to all seven 'higher order facilities' identified in paragraph 4.4.2 of the Settlement Hierarchy Study (e.g. secondary school, supermarket, pharmacy, dentist).

- In terms of environmental designations and constraints, the site is in Flood Zone 1 and therefore is at the lowest risk of flooding. The site is located within the SSSI Impact Risk Zone for Ashridge Commons and Woods which is located approximately 800 metres to the north east of the site. However, it is not considered likely that this would pose a significant constraint on development of the site.
- A Geotechnical Report that was prepared in support of an application for residential development in 1994 by Engineering Concepts Ltd revealed no contamination or hazardous

material within the spoil or natural strata in the ground on the site. As part of this application a desktop archaeological assessment and physical archaeological investigation of the site were also undertaken as the site is located in the vicinity of a Scheduled Ancient Monument (Roman Villa), although it should be noted that the site is *not* included within the area of designation. These investigations did not reveal any archaeological features or artefacts. Various archaeological watching briefs and investigations were also undertaken during the development of the adjoining BMW/MINI garage and petrol station site in the late 1970s and early 1980s/90s but again these revealed no finds of archaeological interest.

- In terms of potential landscape constraints, the site is located within the Chilterns AONB. However, the Landscape Character Assessment (Dacorum Borough Council, May 2004) for the Upper Bulbourne Valley character area (no. 117) reveals that the site does not fall within an area of high landscape quality stating on page 95 that "*The A41 is a significant feature to the south west where it drops down from the plateau and there are some locally intrusive industrial and commercial buildings along the line of the A4251 at Cow Roast*". The strategy set out in the Landscape Character Assessment for this area is to 'improve and conserve'. It is considered that the development of the Cow Roast site would be an improvement on the existing standard of built development in Cow Roast As the site is currently obscured from the road its development would not have detrimental impact upon the surrounding landscape character and the AONB.
- It is acknowledged that the site is within the Green Belt, where there is a presumption against inappropriate development. However, the National Planning Policy Framework (NPPF) in paragraph 136 allows local planning authorities to alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Paragraph 137 of the NPPF goes on to state that before concluding that exceptional circumstances exist to justify changing Green Belt boundaries, the plan-making authority should demonstrate that it has fully examined all other reasonable options for meeting its identified development need, including whether the strategy:

"a) makes as much use as possible of suitable brownfield sites and underutilised land;

- 1 *optimises the density of development in line with the policies in chapter 11 of this Framework, including whether policies promote a significant uplift in minimum density standards in town and city centres and other locations well served by public transport; and*
- 2 *has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development, as demonstrated through the statement of common ”*

- The South West Hertfordshire Local Housing Needs Assessment (GL Hearn, September 2020, Table 80) identifies that according to demographic projections the population of older people (aged 65 and over) in Dacorum Borough is expected to increase by 45% between 2020 and 2036, from 27,411 to 39,742. The report also states that over 80% of people aged over 65 in Dacorum Borough are living in under-occupied homes, according to Census 2011 Paragraph 7.23 of the GL Hearn report states that:

*“Based on the established need this should focus on providing housing with support with access to temporary additional care also recommended. They should also provide for different levels of income in terms of housing equity and income levels **and as far as possible provide for people with dementia and other significant care needs.**”* (emphasis added)

- Table 96 of the GL Hearn report identifies a need for 1,019 additional care home bedspaces in Dacorum Borough by This is the highest requirement of all South West Hertfordshire authorities.
- Further locally-derived evidence of the need for older persons’ specialist accommodation in Dacorum Borough is provided in the report prepared by DLP Planning (attached at Appendix 1). This report identifies a need for 1,682 additional retirement units and 1,348 additional care home bedspaces in Dacorum by These figures are higher than those identified in the Council’s Local Housing Needs Assessment (LHNA) due to significant issues identified with the LHNA, most significant of which are:
 - The LHNA assumptions about population growth and migration flows are not robust and the approach used deviates wildly from the official ONS figures which are nationally consistent.
 - The prevalence rates have been adjusted downwards which is not supported by any evidence in the LHNA. Analysis of the evidence shows that no such downward adjustment is
- This means the LHNA under-estimates the current and future needs of specialist older persons accommodation in Dacorum
- The draft Dacorum Local Plan does not currently plan positively to meet these identified older persons’ accommodation needs, particularly in terms of residential care home (C2) provision which is planned for separately to the housing (C3) As such, the plan is currently unsound as it does not provide a strategy that will meet the area’s objectively assessed needs for older persons’ accommodation.
- The Cow Roast site is a suitable site for accommodating a residential care home and is therefore able to some of Dacorum’s older persons’ accommodation needs.
- In reviewing the site’s current contribution to Green Belt purposes, the site is situated in strategic land parcel 04 (‘Green Belt land to north of Tring’) which was assessed as making the contributions outlined in Table 1

Table 1. Contribution of Strategic Parcel 04 to Green Belt Purposes as defined in Green Belt Review Purposes Assessment Final Report (SKM, November 2013)

Green Belt Purpose

Contribution of Strategic Parcel 04

Contribution towards checking sprawl

Limited or no contribution

To prevent neighbouring towns from merging

Significant contribution (parcel forms part of identified Tring-Berkhamsted strategic gap)

Contribution towards safeguarding the countryside from encroachment

Significant contribution (the majority of strategic parcels scored highly on this criteria)

Proportion of built development

0.6%

Contribution towards preserving setting and special character of historic towns

Partial contribution

Contribution towards maintaining the existing settlement pattern

Limited or no contribution

- Therefore, the strategic parcel (04) as a whole scored highest in terms of its contribution towards preventing neighbouring towns from merging and its contribution towards safeguarding the countryside from However, it should be noted that the

strategic parcel that was assessed (04) is 623 hectares in size and therefore whilst significant changes to the extent of the Green Belt in this area would undoubtedly cause harm, small changes to the Green Belt boundary within this parcel would likely have no significant impact. Indeed Annex 1.1 of the Green Belt Review Stage 1 report states that *“any small scale reduction in the gap would be unlikely to compromise the separation of settlements in physical terms, or significantly affect its overall visual openness”*. The Cow Roast site is 0.94 hectares in size and therefore represents just 0.15% of the strategic assessment parcel.

- The strategic parcel, including the Cow Roast site, was not assessed further at subsequent stages of the Green Belt
- In determining whether the ‘exceptional circumstances’ exist to justifying the removal of this land from the Green Belt for allocation and development, it is useful here to refer to case As the NPPF does not provide a clear definition of what constitutes ‘exceptional circumstances’. In the case of Calverton Parish Council v Nottingham City Council [2015] EWHC 1078 (Admin), which Dacorum Council themselves have referenced in section 3 of the Dacorum

Local Plan 'Green Belt and Rural Area Background Topic Paper' (November 2020), the Judgment by Mr Justice Jay states in paragraph 51:

"...the planning judgements involved in the ascertainment of exceptional circumstances in the context of both national policy and the positive obligation located in section 39(2) should, at least ideally, identify and then grapple with the following matters.

- 1 *The acuteness / intensity of the objectively assessed need (matters of degree may be important);*
- 2 *The inherent constraints on supply / availability of land prima facie suitable for development;*
 - *(on the facts of the case) The consequent difficulties in achieving sustainable development without impinging on the Green Belt;*
- 1 *The nature and extent of harm to this Green Belt (or those parts of it which would have been lost if the boundaries were reviewed); and*
- 2 *The extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable "*
 - Table 2 below provides a summary of why the Cow Roast site is considered to be meet exceptional circumstances justifying its removal from the Green Belt in respect of the three criteria set out in the NPPF and the criteria set out in the Calverton case law. These are the same criteria used by Dacorum Borough Council in justifying the exceptional circumstances for Green Belt removal as set out in section 8 of the 'Green Belt and Rural Area Background Topic Paper' (November 2020).

Table 2. Exceptional Circumstances to justify removal of Cow Roast site from the Green Belt and its allocation for Residential Care Home (C2) use

Makes as much use as possible of suitable brownfield sites and underutilised land

The Cow Roast site itself represents a currently underutilised site that is not suitable for agricultural use due to its previous development as a spoil tip.

Optimises the density of development in line with the policies in chapter 11 of the NPPF

The Council acknowledges in section 8(b) of the Green Belt and Rural Area Background Topic Paper that they have taken an appropriate approach to density

standards having regard to NPPF paragraphs 122 and 123.

Has been informed by discussions with neighbouring authorities about whether they could accommodate some of the identified need for development

The Council acknowledges in section 8(c) of the Green Belt and Rural Area Background Topic Paper that they are continuing to work with neighbouring authorities on strategic matters but that these authorities are all facing similar

challenges in regards to allocating land to meet their locally assessed housing needs. The Council concluded that “*the release of some of the Green Belt had to be considered in order to meet the Council’s current and projected housing need*”.

The acuteness / intensity of the objectively assessed need (matters of degree may be important)

As identified in the Local Housing Needs Assessment, there is an acute need for older persons accommodation within the Plan period, including a need to provide 1,348 additional residential care home beds by 2036 (see DLP report contained in Appendix 1). The Draft Local Plan does not currently identify any sites capable of meeting this specific need, therefore sites such as that in Cow Roast should be allocated to ensure this need is met.

The inherent constraints on supply / availability of land prima facie suitable for development

As no sites have been specifically allocated for residential care home (C2) use within the plan this indicates that the supply of such sites is limited. In light of this limited supply of suitable sites, the Cow Roast site presents itself as a suitable site to be allocated for C2 use for the reasons outlined in section 6(f) above.

(on the facts of the case) The consequent difficulties in achieving sustainable development without impinging on the Green Belt

As the Council notes in its Green Belt and Rural Area Background Topic Paper, there are limited suitable sites for housing available beyond the Green Belt. As such, it is unlikely that any suitable sites for residential care home (C2) use will be identified in many other locations, including beyond the Green Belt. For the reasons we outline in Section 6(f) above, the Cow Roast site is a suitable location for a C2 development.

The nature and extent of harm to this Green Belt (or those parts of it which would have been lost if the boundaries were reviewed)

The Cow Roast site is a site within the Green Belt that is currently screened from the A4251 by a band of mature vegetation, and is a constrained site that is bounded

by existing commercial development on the western side, by the Grand Union Canal to

the north and by the A4251 to the south. The site has historically been identified as “*degraded land in need of visual improvement*” by the Local Authority”.² The development of this site would have limited detrimental impact on the openness of the Green Belt. Despite being located within the Chilterns AONB the site is in an area of low landscape value and it is considered that the redevelopment of this site would have a positive impact on the character of the local area.

The extent to which the consequent impacts on the purposes of the Green Belt may be ameliorated or reduced to the lowest reasonably practicable extent.

It is considered that the impact of redeveloping the Cow Roast site would have no greater impact upon the purposes of the Green Belt than when the site was previously in active use as a spoil tip. The redevelopment of this site would not

result in any further encroachment into the countryside than when the site was previously in active use, and due to the scale of development proposed will not contribute to the merging of Tring and Berkhamsted.

- Paragraph 138 of the NPPF states that “*where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport*”. The Cow Roast site is in a location that is well-served by public transport, is highly accessible and has been subject to previous
- In proposing this site for removal from the Green Belt and allocation for residential care home use, we propose that the settlement boundary of Cow Roast village should be extended to the east to include the existing built development of the Esso petrol station and MINI/BMW garage, as well as the proposed residential care home allocation site. Notwithstanding the proposals to allocate our client’s site for residential care home use, there are already other inconsistencies in the existing draft Cow Roast settlement boundary, which includes the car garage located to the west of the junction of Wharf Lane and the A251 but does not include the garages and other buildings located to the east of the Wharf Lane / A251 junction. We therefore recommend that the Cow Roast village settlement boundary is extended to the east to incorporate this existing built development that is clearly part of the built form of Cow Roast village, as well as incorporating our client’s proposed development

d)

- The site is currently jointly owned by Mr David James Plato and Miss Victoria Jane Plato (Land Registry Title HD 294089) who have freehold interest in the site. The freehold is managed by Plato Estates The freehold interest includes all the land up to a narrow strip (approximately 1 metre wide) beside the canal which has been retained (as part of normal practice) by the Canal and River Trust as part of their responsibility for managing and

2 Dacorum Urban Edge Study, 1985

maintaining England’s canals and waterways.

- The site has no protected tenants and it is available for development immediately.

e)

- As the site is available for development immediately it is anticipated that it could be delivered within the first 1 – 5 years of the plan.

Yes / No
* **Yes**
* **No**

Proposal & Sites Countryside Other Sites comment	
Included files	ORG - Plato Estates - Agent Kirsten Ward - DLP Planning - representations Figure 2.pdf
Title	Countryside
ID	EGS15695
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	
Proposals and Sites Countryside comment	<p>Growth Area Cy01: Upper Bourne End Lane / Stoney Lane (Bourne End Mills GEA extension)</p> <p>Recognised ecology sites within Site NO</p> <p>Recognised sites adjacent/close to site NO</p> <p>Other features Undeveloped land with scrubby grassland and scattered trees</p> <p>Protected species There may be potential for nesting birds in trees and roosting bats in mature trees if suitable roosting features are present.</p> <p>Opportunities Retain habitats where possible. Create / enhance green corridors to adjacent habitats. Consider enhancement measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates.</p>

Biodiversity Net Gain (BNG)

Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric

2.0 or subsequent versions thereof.

Ecological sensitivity

Low as considered unlikely the habitats will be of ecological significance. Avoid light spill on remaining and adjacent trees / woody habitats.

Fundamental ecological constraint

None. Preliminary Roost Assessment may be required.

Yes / No

* **Yes**

* **No**

Proposal & Sites
Countryside Other Sites
comment

Included files

Title Countryside

ID EGS15696

Person ID 1207333

Full Name Growth Team

Organisation Details Growth team
Hertfordshire County Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes

* **Yes**

* **No**

Proposals and Sites
Countryside comment Growth Area Cy02: Bovingdon Brickworks

Recognised ecology sites within Site

Yes, part of Ecosite known as 'Bovingdon Brickworks Borders

Recognised sites adjacent/close to site

Adjacent to 'Bovingdon Brickworks Central' LWS.

Other features

Previously developed land with Units, hardstanding, area of brick pits, some trees and scrub.

Protected species Opportunities Biodiversity

Content removed). There may be potential for nesting birds in trees and roosting bats in mature trees and buildings if suitable roosting

features are present.

Opportunities

Retain trees and scrub. Create / enhance green corridor to adjacent habitats / LWS. Consider enhancement measures such as native-species planting / wildflower

sowing and habitat boxes for bats, birds, hedgehogs and invertebrates.

Biodiversity Net Gain (BNG)

Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric

2.0 or subsequent versions thereof.

Ecological sensitivity

Low. Avoid light spill on retained and adjacent trees / woody habitats.

Fundamental ecological constraint

None apparent. Ecological Appraisal may be required to determine ecological interest and impacts of any development.

Yes / No * Yes * No	
Proposal & Sites Countryside Other Sites comment	
Included files	
Title	Countryside
ID	EGS15697
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>Growth Area Cy03: Watling Street Truck Stop, London Road, Flamstead</p> <p>Recognised ecology sites within Site NO</p> <p>Recognised sites adjacent/close to site NO</p> <p>Other features Mainly undeveloped land (includes an existing lorry park) , largely part of two arable fields. River Ver runs through eastern part of the site. North and south of the river is uncultivated land with scrub and trees and rough vegetation.</p> <p>Protected species Opportunities Biodiversity</p>

Content removed). There may be potential for nesting birds in trees/scrub and roosting bats in mature trees (and buildings) if suitable roosting features are present; and reptiles in rough vegetation

Opportunities

Buffer river and margins. Retain trees / scrub habitats. Enhance / create green corridor to adjacent habitats. Consider enhancement measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates.

Biodiversity Net Gain (BNG)

Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric

2.0 or subsequent versions thereof.

Ecological sensitivity

Low as considered unlikely to have any habitats of ecological significance. Avoid light spill on retained and adjacent trees / woody habitats, and river and marginal habitats.

Fundamental ecological constraint

None apparent. Ecological Appraisal may be required to determine ecological interest and impacts of any development.

Yes / No

* **Yes**

* **No**

**Proposal & Sites
Countryside Other Sites
comment**

Included files

Title

Countryside

ID	EGS15698
Person ID	1207333
Full Name	Growth Team
Organisation Details	Growth team Hertfordshire County Council
Agent ID	
Agent Full Name	
Agent Organisation	
Yes / No * Yes * No	Yes
Proposals and Sites Countryside comment	<p>Growth Area Cy04: Haresfoot Campus</p> <p>Recognised ecology sites within Site NO</p> <p>Recognised sites adjacent/close to site NO</p> <p>Other features Undeveloped land – agriculture. One field with scattered trees within and bordering hedgerows.</p> <p>Protected species Opportunities Biodiversity</p> <p>(content removed). There may be potential for nesting birds in trees/scrub and roosting bats in mature trees if suitable roosting features are present.</p> <p>Opportunities</p> <p>Retain trees. Enhance / create green corridor to adjacent habitats. Consider enhancement measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates.</p>

Biodiversity Net Gain (BNG)

Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric

2.0 or subsequent versions thereof.

Ecological sensitivity

Low as considered unlikely to have any habitats of ecological significance. Avoid light spill on retained and adjacent trees / woody habitats.

Fundamental ecological constraint

None apparent.

Yes / No

* **Yes**

* **No**

Proposal & Sites
Countryside Other Sites
comment

Included files

Title Countryside

ID EGS15699

Person ID 1207333

Full Name Growth Team

Organisation Details Growth team
Hertfordshire County Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No * Yes * No	
Proposals and Sites Countryside comment	<p>Growth Area Cy05: Amaravati</p> <p>Recognised ecology sites within Site NO</p> <p>Recognised sites adjacent/close to site Yes, across the road from an Ecosite known as 'Meadow south of St Margaret's Copse'.</p> <p>Other features Previously developed site with buildings and formal / informal grounds.</p> <p>Protected species Opportunities Biodiversity</p> <p>Bats are known to be in the area. There may be potential for nesting birds in trees/scrub and roosting bats in mature trees and buildings if suitable roosting features are present</p> <p>Opportunities</p> <p>Retain trees. Enhance / create green corridor to adjacent habitats. Consider enhancement measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates.</p> <p>Biodiversity Net Gain (BNG)</p> <p>Consider measures to achieve net gain.</p> <p>Ecological sensitivity</p> <p>Low. Avoid light spill on retained and adjacent trees / woody habitats.</p>

Fundamental ecological constraint
NONE

Yes / No
* **Yes**
* **No**

Proposal & Sites
Countryside Other Sites
comment

Included files

Title Countryside

ID EGS15700

Person ID 1207333

Full Name Growth Team

Organisation Details Growth team
Hertfordshire County Council

Agent ID

Agent Full Name

Agent Organisation

Yes / No Yes
* **Yes**
* **No**

Proposals and Sites
Countryside comment Growth Area Cy06: Bovingdon Airfield

Recognised ecology sites within Site

NO

Recognised sites adjacent/close to site

NO

Other features

Partially previously developed site, partially undeveloped site. Areas of concrete hardstanding (former runways), grassland, scrub, bare ground, trees

Protected species Opportunities Biodiversity

There may be potential for nesting birds in trees/scrub and roosting bats in mature trees if suitable roosting features are present; and reptiles in rough vegetation.

Opportunities

Retain trees. Enhance / create green corridor to adjacent habitats. Consider enhancement measures such as native-species planting / wildflower sowing and habitat boxes for bats, birds, hedgehogs and invertebrates.

Biodiversity Net Gain (BNG)

Offsetting will be expected and should be informed by an appropriate metric. We advise using the Natural England Biodiversity Metric

2.0 or subsequent versions thereof.

Ecological sensitivity

Low as considered unlikely to have any habitats of ecological significance. Avoid light spill on retained and adjacent trees / woody habitats

Fundamental ecological constraint

None apparent. Ecological Appraisal may be required to determine ecological interest and impacts of any development.

Yes / No
* **Yes**
* **No**

Proposal & Sites
Countryside Other Sites
comment

Included files