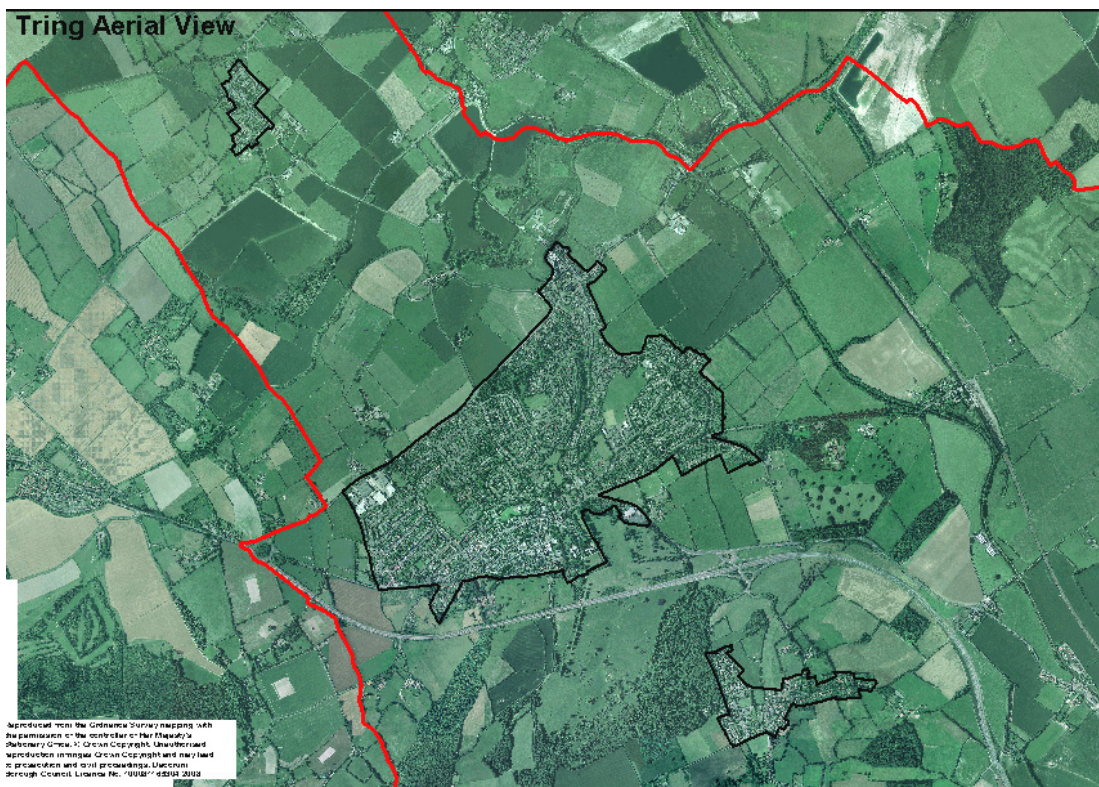


# Tring Place Workshop Report



**October 2008**

# Contents

	<b>Page</b>
<b>The Workshop</b>	<b>3</b>
<b>Group Session 1 - <i>Your People</i></b>	<b>4</b>
<b>Group Session 2 - <i>Your Place</i></b>	<b>8</b>
<b>Visioning Priorities</b>	<b>13</b>
<b>Analysis of Priorities</b>	<b>15</b>
<b>Other Comments</b>	<b>15</b>
<b>List of Attendees</b>	<b>16</b>

## The Workshop

There was an initial presentation setting the context, which was followed by 2 group sessions covering the topics 'Your People' and 'Your Place'. Each of these group sessions covered a range of questions. In order that all of the questions were discussed within an allotted time the participants were split into 3 groups answering relevant topics. The first group session was split as follows: Group 1 covered Questions 1 and 4; Group 2 covered Questions 2,3 and 8; and Group 3 Questions was 5, 6 and 7. The second session was split into a similar format: Group 1 answered Questions 1, 2 and 4; Group 2 answered Question 3; and Group 3, Questions was 5 and 6.

Answers that were given by the workshop participants can be found underneath the questions for each of the group sessions below. The # highlights an important issue.

The comments given for the top five priorities for Tring are identified under 'Visioning Priorities'.

Any other additional comments made during the event or listed on the 'Park It' can be found under 'Other Comments'.

A list of attendees can be found at the end of this feedback report.

## Group Session 1 - *Your People*

1. (a) What problems do you think your town has with crime or anti-social behaviour?
- (b) How could these problems be reduced?

### Answers

(a)

- Reasonably safe place not an issue
- Shop Lifting #
- Drug dealing in pubs
- Figures 'dumb down'
- Increase due to G&T- generic issues/problems, trouble outside Luton/Aylesbury
- Minor Crime
- Visibility of police important #
- Off-licence Miswell Lane and outside Tesco – anti-social behaviour
- Grove Housing area youth

(b)

- Not enough in Tring for children youth?
- Find out the needs of the young – speak to them
- Activities between 3.30pm to 6.30pm #
- Survey of Tring School needed
- Good mix of current facilities
- Need support/time of parents
- Internet café funding lost
- Problems booking halls- busy
- Turnover and population
- Visible policing #

2. Are the needs of children and young people met? If not, how can we better accommodate their needs?

### Answers

- Temperance Hall Christchurch Road – grant of £2K to help young people. It will be a youth centre for after school hours and community use during the day. Including PCs, coffee bar, etc. #
- Tring input of monetary funds
- High no. Of sports clubs that are well attended and attract outside people as well as from surrounding areas
- Old Church House accommodates youth activities
- Film Clubs – future, in existence but early days

- Children's Centre – extended schools #
- Sports Clubs in Cow Lane

3. Is there are shortage of any key facilities and/or services in the town / village?  
If so, what are these and where?

#### Answers

- Bus service (No. 387) must be kept vital service for all (Tring & Villages).  
Need to increase quality and service of provision (HCC). #
- Proposed closure of cash office at Victoria Hall often Used by elderly  
whilst visiting lunch clubs. Knock on effect to lots of other services  
buildings etc. #
- Secondary school capacity – more houses = more schools #
- Increase facilities for elderly and preserve existing facilities
- Have and want to keep: Doctors, dentists and opticians

4. What problems do local businesses and services face in your town / village?  
How can they be tackled?

#### Answers

- Difficult access to Berko
- Range and variety of shops declining/ maintaining #
- Do local people use local shops?
- Availability of parking important #
- Friday market in decline!

5. Is there a need for any more open space (parks, gardens, amenity green  
space, green corridors, cycle paths, outdoor sports facilities and play areas,  
allotments, cemeteries and churchyards) within the town / village? If so, how  
and where should it be provided?

#### Answers

- Tring Rural has enough open space to meet local need
- Because of the high proportion of young children we may need more  
facilities for children/teenagers in the future
- Low quality of open space
- Not one size doesn't fit everything
- Need for good basic facilities
- Miswell Lane recreational ground is very accessible and well used but has  
a privately owned part in the middle #
- Site T/h15 is currently an important open space
- New Mill is not well served for play areas #
- Cycle paths put forward by interest groups #

6. How can you / your town help us respond to the issues of climate change?

**Answers**

- Plans to close tip at Tring – strongly opposed people will have to drive a lot further to get rid of rubbish
- 387 bus is threatened with cuts and it serves the town and station
- subsidies for buses to be cut
- closure of 2 local post offices (Long Marston and Wilstone)
- All of the above car journeys and their length #
- Retain and encourage local employment
- Use Coppice Woodland (Local) to produce some energy locally
- Oppose airport expansion
- Encourage greywater use and install on all new houses and renewable energy #
- Use local businesses to carry out national schemes like loft insulation
- Encourage use of local footpaths, cyclepaths – difficult at moment to find safe cycle paths, may be more use of more permissive paths
- Whilst people want to support local shops, it is more convenient to shop once a week in one shop
- Street tree planting

7. What key features do you think should be enhanced or retained within your village / town?

**Answers**

- ‘Tring Together’ enhance conservation area and shop fronts #
- Cons area review should have happened
- Green spaces should be retained and increased
- More focus on medieval heritage through workshops, schools and outreach #
- Market town character
- Retain existing character
- Restrict designs more through planning
- More local distinctiveness
- Reservoirs very important but poor accessibility by bike

8. What other changes would you make elsewhere in your town / village to make it a more attractive place to live?

**Answers**

- Renovation of playgrounds
- Pavements – quality and access issues
- Keep flowers in beds and tubs around towns
- Encourage shop owners to maintain facades

- Improve access to Tring Park and signage
- Lighting – skateboard park and Brook Street but not intrusive to local residents #
- Car parking – need to keep free parking to encourage people to use the High Street #

## Group Session 2 - *Your Place*

1. Do you think it is important to encourage people, and in particular young people, to stay in your town / village?

### Answers

- Yes, vitality of town #
  - Loss of young
  - Affordability of housing
  - Leave town, then ageing population
  - Balanced population #
  - Primary school move capacity
  - Merging of schools if further decline
2. (a) If **NO**, what are your reasons?  
(b) If **YES**, How much of this population growth should the town / village accommodate?

### Answers

- (a) x  
(b)
  - Maintain character – stay small #
  - Sustainable Growth #
  - Issue around infilling – quality of development and character change
  - Sensitively done
  - Gradual growth OK #
3. The population growth for Place represents 564 (11Ha @ 50dph) dwellings by 2031 for static growth and 1,118 (22Ha @ 50dph) to accommodate natural growth to encourage young people to stay in the village/town. 30dph to 50dph are expected as the rates of density and the size of more realistic sites are shown on laminated maps. Bearing this in mind, which of these sites are the more appropriate ones to fulfil the level of growth desired?

### Answers

Potential housing sites identified by the group are illustrated in Figure 1. This includes greenfield and brownfield sites. North/north west of Icknield Way was considered too beautiful to develop and some of the space is considered leisure space.



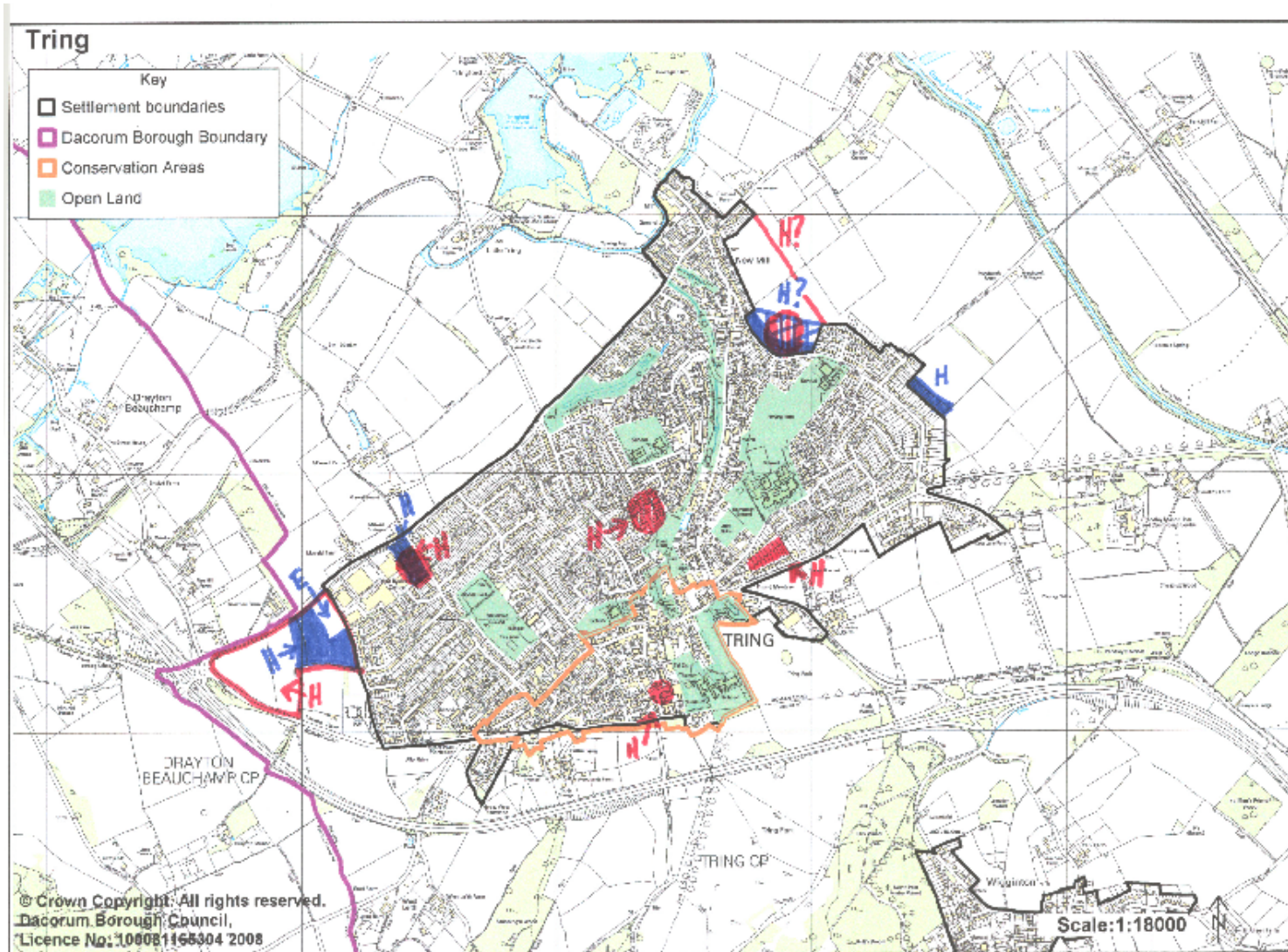


Figure 1: sites noted from Question 3

4. Do you think there is a particular need for any specific types of accommodation within the town / village?

**Answers**

- More affordable housing for the young
- Mix of tenure/house sizes
- Key worker housing
- Downsizing of elderly home owners – shortage of suitable accommodation
- Flats for single households
- Need more housing for ageing population independent and supported living
- HCC Extra-Care Housing

5. We are required by Government to provide sites for gypsies and travellers within the area. Some possible locations for sites have been put forward by consultants. These were all considered to meet a set of key criteria<sup>1</sup>

(a) Which of these options do you prefer

(b) Are there any other sites either within or on the edge of the town / village that we should consider instead?

**Answers**

Figure 2 indicates the Gypsy and Traveller sites that have been discussed.

(a)

- D11 is close to the industrial estate and so is slightly removed from residential
- Dependant on new housing sites
- Strong opposition to all – Town Council opposed initial study on Green Belt grounds – Town Council's only place it's been discussed by elected members
- People will choose the sites furthest away from their homes
- Need to address the archaeology before the site is chosen
- The people of Tring don't want G&T sites however D11 is the most practical option.

(b)

- Due to density of town little scope for sites within town
- If sites are out in the Green Belt people won't have access to facilities
- If in middle of nowhere there is no way of monitoring size or behaviour
- Fear of crime (and experience)
- Terminology changes re G & Ts
- Need by-laws so can eject troublesome families

- No other sites identified #

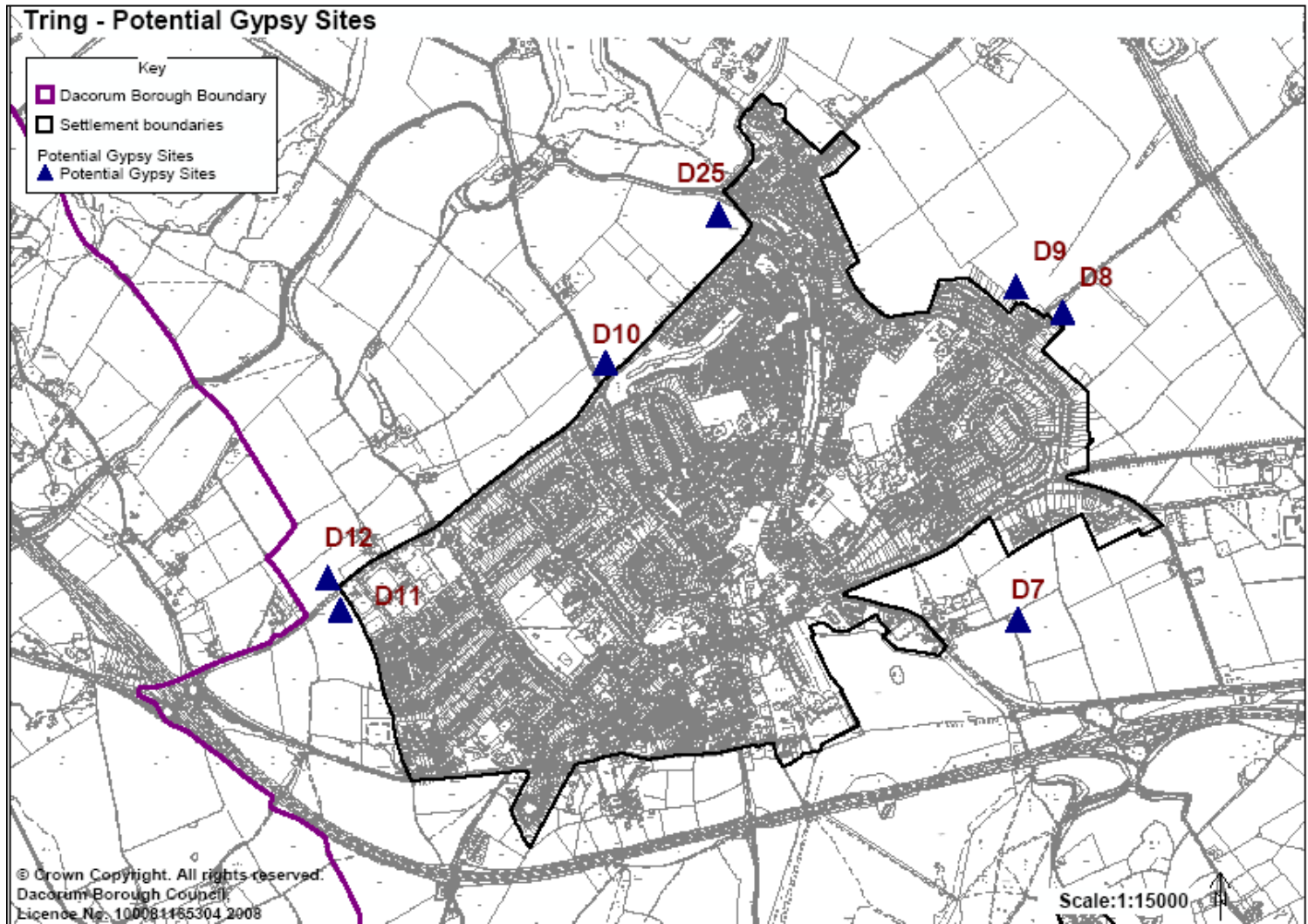


Figure 2: Gypsy and Traveller Sites identified in Technical Study by Consultants

6. (a) How could your High Street / village centre be improved over the next 20 years? *What are the key problems that need to be resolved?*
- (b) How can these improvements be achieved?

### **Answers**

(a)

- Pedestrianise it (possibly 1-2 days/week ) – good for congestion and character
- Make sure repairs last, specifically the roads
- Not enough Shops
- Need more variety of shops
- Better stocked shops with more produce
- Empty shops
- Development of evening economy would be good
- Encourage local people to use local shops
- Encourage shopkeepers to maintain their facades
- Remember many listed buildings in High Street
- Size of unit some too small for cafes etc.

(b)

- Points above also answered this part of the question.

## **Visioning Priorities**

### **Priority 1**

- Retain intrinsic character of this historic market town x2
- Improve the quality of local greenspace x2
- Better parking facilities and free parking hour maintained. Lift-up barriers and pay on exit, which will discourage people from rushing away x2
- Greater improved public transport
- Local facilities to enable Tring people to function in their own town.
- Accommodation for single people either elderly or single mothers.
- Retain the countryside around the town – this also means its functionality as well i.e. farming.
- More affordable housing to keep young families in the area.
- Keep current size/type of community – no major housing developments
- Evening economy – consider issues
- Gradual growth
- Maintain the present pattern of mixed land use e.g. mix of residential, retail, farming, sport, industrial commercial with adjustments to achieve better sustainability.

### **Priority 2**

- Wider variety of shops – no more hairdressers or estate agents
- Retain local services
- Retain market character and plan development to suit
- Improve quality of facilities for children and young people x2
- Facilities for young parents i.e. advice consultation parenting
- Preserve Green Belt around Tring
- Retain the vitality of the town – business shops, leisure opportunities, pubs and restaurants
- Encourage local business, especially shops
- An end to the constant erosion of existing facilities

### **Priority 3**

- Improve accessibility to countryside x2
- Keep free 1 hour parking
- Conservation Areas and listed buildings properly valued and supported
- Encourage voluntary support of sport and youth services
- Affordable housing for young people
- Affordable local housing young old first time buyers
- Improve facilities and opportunities for outdoor sport – rugby and football etc
- Promote range of population ages – to secure retain facilities for all age classes
- Improve public transport particularly to the railway station
- Keep new housing growth gradual not sudden new large estates

#### **Priority 4**

- Avoid large developments – maintain Green Belt
- Maintain facilities for people for all ages, youth clubs, medical and disabled facilities
- Modest growth providing opportunities for local people to remain
- Retain Historic character of the town – medieval and rothschild base
- Reduce the need to travel for work, leisure and shopping
- Evaluate and debate potential development sites

#### **Priority 5**

- Maintain present parking system
- Maintain character of town and discourage urban sprawl
- Ensure future development is in keeping with local distinctiveness
- A local studies resource centre associated with local history museum
- Attractive accessible employment opportunities
- Improve biodiversity of green corridors

## Analysis of Priorities

Issue	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total Score
Town parking	2x5	-	1x3	-	1x1	<b>14</b>
Keep town the same	2x5	-	-	-	-	<b>10</b>
Retain town character	1x5	1x4	-	1x2	2x1	<b>13</b>
Improve Greenspace	1x5	-	-	-	1x1	<b>6</b>
Improve public transport	1x5	-	1x3	-	-	<b>8</b>
Improve local facilities	1x5	5x4	3x3	1x2	1x1	<b>37</b>
Affordable housing	2x5	-	2x3	-	-	<b>16</b>
Retain the countryside or Green Belt	1x5	1x4	-	1x2	-	<b>11</b>
Encourage commercial enterprise and local employment	1x5	1x4	-	1x2	1x1	<b>12</b>
Gradual growth	1x5	-	1x4	-	-	<b>9</b>
Retain the vitality of the town – leisure, shops and restaurants	-	1x4	-	-	-	<b>4</b>
Improve accessibility to the countryside	-	-	1x3	-	-	<b>3</b>
Value and support conservation areas and listed buildings	-	-	1x3	-	-	<b>3</b>
Modest growth for locals to remain	-	-	-	1x2	-	<b>2</b>
Evaluate and debate potential development sites	-	-	-	1x2	-	<b>2</b>

\*Total score is calculated by giving an issue points for each time it was mentioned on a priority board. 5 points are given for each time it appeared on Priority board 1, 4 points for each time it was on Priority board 2, 3 points for each time it was on Priority board 3, 2 points for each time it was on Priority board 4 and 1 point for each time it was on Priority board 5.

The priority summary table groups the key priorities according to what was written on the Priority boards. The number of times an issue was raised on each priority board is shown in the table above and each issue is then given a total score.

The table above highlights that most people felt that local facilities should be improved to make the town more self-sufficient. A wider variety of shops, services and facilities for children and young people were sought, including opportunities for more outdoor sport and a local studies resource centre associated with the local history museum.

Affordable housing was also a high priority for Tring, especially for single parents and the elderly, first time buyers and local young people.



## Other Comments

Additional comments from the participants were noted these included:

- A need for secure parking facilities all over the town
- To deter hardstanding in front of drives
- One Wilstone resident spoke in support of gypsy and traveller sites from experience

## List of Attendees

Mr. Tim Amsden	Local History & Museum Society
Ms. Kate Batt	HCC Archaeologist
Cllr Mary Booth	
Ms. Sue Gore	Tring History Society
Mrs Pat Gray	Tring Access Committee
Mrs Susan Johnson	Tring Town Council Clerk
Ms Carol Lawrence	Tring Youth Project & The Crime Prevention Panel
Mr John Maitland	Tring Community Association
Mr Mel Matthews	Tring & District Chamber of Commerce
Mr Peter Hearn	Friends of Tring Reservoir
Mr Mike Thomlinson	Tring Rural Parish Council
Ms Helen Wells	Arts Educational School
Mr Matthew Wood	HCC Property
Cllr Nick Hollinghurst	
Claire Covington	Landscape & Recreation
Martin Hicks	HCC Ecology/Biodiversity
Paul Newton	DBC Development Control
James Moir	DBC Conservation & Design
Karl Stonebank	DBC LSP