

PUBLIC CONSULTATION - PROPOSED SALE OF ASSET
(LAND AT BULBOURNE ROAD)

Introduction

The agreed public consultation leaflet was distributed to 4500 houses in Tring and local villages in the Tring & Villages Local Directory August 2021 edition.

In addition, leaflets were hand-delivered to Bulbourne (around 27), West Leith (around 36) and Hastoe (around 29).

Copies were also placed on notice boards around the Town, on the Town Council website and at regular intervals on Twitter and a Facebook page.

The consultation ran for six weeks, finishing on Monday 27 September 2021.

A total of 222 responses were received (180 via the online survey and 42 by email or post).

Results

Q1 Do you support or oppose the proposed sale of a Council asset?

Support	35.14% (78)
Oppose	64.86% (144)

Summary of Reasons given

Please note that only a summary of the reasons are detailed below as there was a lot of repetition. However, a copy of the actual and full correspondence will be circulated to all of the members of the Council to read and consider. It has also been highlighted to the councillors when the response received is from a Bulbourne resident (if known).

Support

- It provides housing for those in desperate need
- Good use of land and it is beneficial to the Tring people.
- It is a virtually derelict site (an eyesore) that would provide much needed funds to Tring.
- It looks like a wasteland.
- Affordable housing is needed.
- Sensible use of an unused piece of land especially if funds are used for local amenities.
- Positive use of assets to move the town forward.
- The area is only small and not used to its potential.
- Much needed and of high quality.
- Lack of social housing in Tring.
- Exactly the type of housing that Tring needs.
- Small development, trying to retain the trees on-site and has a good sustainability plan which uses green technology.
- A small price to pay to house 11 families in need.

Oppose

- Green Belt & AONB land should not be built on.
- It could set a precedent for future development.
- Would set a poor example.
- The building will cause disruption for Bulbourne residents and traffic issues.
- The small number will not make a meaningful impact.
- Too many new housing developments in Tring.
- It could cause parking issues.
- It will cause additional traffic in the area and currently, no calming measures and could potentially be dangerous.
- Would put a strain on school places.
- Increase pressure on infrastructure.
- Not a suitable location, too far out of town.
- Not of benefit to the Bulbourne residents.
- Increase in population of Bulbourne.
- The cultural and historic value would be compromised / out of character for the area.
- The land once sold is not easily replaced and not in control of once sold.
- Drainage and noise concerns.
- Alternative uses proposed - An increase in allotments/play area /community gardens/wildlife area / Leased or gifted to Tring charities for housing.

What will happen next

The Council will be asked to consider the results and if they want to make a decision at the Council meeting on the 25th of October 2021.

NB: The Council will only be asked to consider if they wish to proceed with the sale at this stage. If the Council does decide to proceed it will still be subject to contract. The next stages would include Dacorum Borough Council submitting their planning application. The relevant public would be consulted on the planning application as part of the formal planning process. If/once planning permission is granted the legal terms would need to be agreed upon. Finally, there is a legal requirement to advertise notice of the sale whereupon members of the public will be entitled to comment again on the sale. Those comments would need to be considered before a final decision is made as to whether to go ahead with the sale or not.