



Dacorum Borough Council

Settlement Hierarchy Study

October 2017

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1 Introduction

1.1 Background

1.1.1 The Core Strategy DPD (September 2013) included a commitment to undertake an early partial review of the strategy and the Council is now preparing the evidence base to inform this review, which will result in a new single Local Plan (SLP) for Dacorum. One of the purposes of the review is to reconsider housing need and investigate ways of meeting that need more fully. As such, the evidence base includes a range of studies to explore options for accommodating future development requirements.

1.1.2 A key part of the evidence base is an assessment of the sustainability of all the settlements in the Borough alongside an assessment of their ability to accommodate growth. To this end, a comprehensive Settlement Hierarchy Study is required to inform the consideration of future spatial strategies and options for growth.

1.1.3 The study also complements linked work on the review of the Green Belt which also forms another important component of the early partial review process and the consideration of growth options.

1.2 What is a settlement hierarchy?

1.2.1 A settlement hierarchy ranks settlements according to their population size and the range of services and facilities provided by them. It is also informed by an understanding of the inter-relationship between them e.g. between main and smaller satellite settlements. The purpose of a settlement hierarchy is to guide development so that it is:

- provided in areas with access to the widest range of essential services and facilities where the need to travel is minimized;
- distributed in a way that corresponds with the role and service provision of the different settlements and the ability of their infrastructure to cope with additional growth;
- distributed in such a way that where facilities are not available within individual settlements, they are easily accessible at higher order settlements by a choice of transport modes (that do not rely solely on the private car).

1.3 Purpose and aims

1.3.1 The existing settlement hierarchy was considered at the examination of the Core Strategy and the Inspector found it to be sound. Therefore the purpose of the Settlement Hierarchy Study is to review the information behind the existing settlement hierarchy and to consider whether and how it should change in the future to guide development planned through the new Local Plan.

1.3.2 The aims of the study are:

i. Examine the existing hierarchy

- to examine the role of all settlements within the Borough using the following criteria:
 - size and characteristics of the population;
 - provision of services/facilities (including employment) within the

settlement;

- access to services/facilities outside the settlement and to the strategic transport network, both in terms of public transport and the road network;

- review the categorisation of settlements according to the above;

ii. Assess the implications of planned growth for the existing hierarchy

- To check whether settlements continue to remain in the correct tier in the hierarchy as a result of the growth planned through the adopted Core Strategy and Site Allocations DPDs according to the criteria set out under point (i).

1.4 Context / role of the Settlement Hierarchy Study

1.4.1 The evidence base that informs the Local Plan is made up of a number of technical studies, of which the SHS is one. Other studies which help determine the growth strategy in the Local Plan consider housing and employment need, land availability and Green belt functionality. Discussion with infrastructure providers also plays a key role in the evidence base as it provides an understanding of existing capacities and future service needs for different quantum's and distributions of development.

1.4.2 The settlement hierarchy will help us decide the distribution of future development in the borough. We will then use other technical studies to determine the right amount of new development that is appropriate for each settlement. It will help to make sure the scale of any new development planned by the new Single Local Plan is appropriate for the relevant settlement and that it is supported by adequate physical infrastructure and services. The approach used and its outcomes will be tested through the consultation processes associated with progressing the Single Local Plan.

1.4.3 This report explains how the settlement hierarchy contained within the Core Strategy could be taken forward through the Single Local Plan. In particular, it looks at:

- The reasons and context for introducing a settlement hierarchy;
- The structure and definition of the settlement hierarchy proposed for Dacorum;
- The overall methodology for populating the settlement hierarchy;
- The settlements included and excluded from the first four tiers of the hierarchy;
- An analysis of the settlements included in the first three tiers of the hierarchy to determine its role and function; and
- An assessment of the information gathered to determine which tier in the hierarchy to place these settlements.

2 Policy Context

2.1 National and Regional planning policy

(i) NPPF

2.1.1 The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. One of the key principles of national policy is an understanding of the roles and character of different areas. This enables local authorities to direct growth to those areas that are most sustainable in terms of the services and facilities they offer, or can be made more sustainable through additional growth, and the ease in accessing them.

2.1.2 The NPPF does not explicitly require planning authorities to prepare a settlement hierarchy to distribute future growth, although these are developed as a useful tool to inform the process. However, the guidance (para. 158) is clear that:

“Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.”

2.1.3 The NPPF details a number of objectives which should be achieved through the development of planning policy which effectively require this to happen. Relevant objectives include:

- The Core Principle that planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable (para. 17.);
- Plans and decisions should ensure developments that generate significant transport movement are located where the need to travel will be minimized and the use of sustainable transport modes can be maximized (para. 34)
- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities e.g. where there are groups of smaller settlements, development in one village may support services in a village nearby. (para. 55)
- Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances (examples given in NPPF) (para. 55).
- Planning policies should ensure an integrated approach to considering the location of housing, economic uses and community facilities and services (para. 70).

(ii) NPPG

2.1.4 The National Planning Practice Guidance (NPPG) states that a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship, and that rural housing is essential to ensure viable use of these local facilities.

2.1.5 The guidance goes on to say that assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, it states that all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.

(iii) Regional Plan

2.1.6 The East of England Plan Regional Spatial Strategy (RSS) is no longer in operation (it was revoked on 3rd January 2013). However, it did envisage a significant role for Hemel Hempstead as a “Key Centre for Development and Change” in the county (alongside Hatfield, Stevenage and Watford) under Policies SS3 and LA2. This terminology was eventually taken forward in the Core Strategy (see section 3.2 (ii)). One of the key ambitions of this RSS was to accommodate higher levels of growth in sustainable ways through focusing development on a group of significant urban areas, including the new towns. Concentrating development at these locations was seen as making the most of existing infrastructure and the potential for improvements or extensions to it.

2.1.7 The RSS signalled significant growth for the town up to and beyond 2021 potentially involving a co-ordinated urban extension into the St Albans District and associated strategic review of the Green Belt. At the time, the regeneration and expansion of Hemel Hempstead was envisaged as helping to meet the development needs of West Hertfordshire and the recovery from the Buncefield fire.

2.1.8 The RSS (Policy SS4) did not contemplate any major change in the role of the market towns and other key centres (such as large villages) in the region. Development was encouraged in these locations commensurate with the scale and character of these settlements.

2.2 Local policy

(i) Dacorum Borough Local Plan 1991-2011

2.2.2 The Dacorum Borough Local Plan 1991-2011 (DBLP) was adopted in April 2004 and its remaining policies are “saved” in adopting the Core Strategy, until formally superseded or cancelled. The settlement hierarchy within the plan has now been replaced by that in the Core Strategy. The settlement hierarchy from the DBLP is shown below.

2.2.3 While the settlement hierarchy from the Local Plan (1991-2011) is no longer in operation, it is useful to discuss its background in terms of context and in considering rolling forward the hierarchy. Policies 2, 3, 6 and 8 in the DBLP took forward the following existing settlement hierarchy from the previous local plan (first DBLP (Adopted April 1995)):

Settlement Hierarchy from DBLP (1991-2011)

Settlement Hierarchy	Settlements
Towns	Hemel Hempstead, Berkhamsted and Tring
Large Villages	Bovingdon, Kings Langley, Markyate
Selected Small Villages in the:	
(a) Green Belt	(a) Chipperfield, Flamstead, Potten End and Wigginton
(b) Rural Area	(b) Aldbury, Long Marston and Wilstone

- 2.2.4 No specific designation was given to those smaller settlements outside of the hierarchy, although these all fell within the wider areas of development restraint (i.e. with the Green Belt and Rural Areas) where opportunities for change would have been very limited.
- 2.2.5 The hierarchy did not differentiate between the individual towns. However, the background to Policy 2 (para. 2.3) in the plan did refer to the then Structure Plan (County Structure Plan Review (1991-2011) identifying Hemel Hempstead as a strategic housing location and an opportunity to deliver a Key Employment site. The Structure Plan recognised the potential of limited peripheral growth in the case of Berkhamsted. The DBLP (para. 2.5) also acknowledged the reduced role of Tring in meeting development needs in terms of its smaller size, the tight constraints of the Green Belt and CAONB, and local schooling capacity issues.
- 2.2.6 The plan supported limited change in the larger villages. It did discuss (para. 3.4) the possibility of very limited peripheral development at Kings Langley given its relative size, level of services, and its location close to Hemel Hempstead along the main communication corridors. However, the DBLP supported continued maintenance of the Green Belt there with opportunities seen as coming forward chiefly within the village. Local infrastructure in Bovingdon and Markyate were both acknowledged as being constrained (paras. 3.5 and 3.6) and therefore development opportunities within these villages were viewed as limited in scale.
- 2.2.7 The selected small villages within the Green Belt were locations where change was severely restricted except for minor housing proposals and facilities to meet local needs (para. 6.1). The plan did accept (para. 8.1) very modest levels of development in the selected small villages in the Rural Area, although it recognised that Aldbury was the most sensitive to change given its smaller size, historic character and setting within the CAONB (para. 8.3).

(ii) Core Strategy

- 2.2.8 The Core Strategy was adopted in September 2013. It establishes the current settlement hierarchy for the borough (Table 1) and effectively carries forward the long-standing approach to the distribution of development in the Borough. The hierarchy is set out in full below:

Table 1: Settlement Hierarchy

Areas where Development will be Concentrated			
1.	Main Centre for Development and Change	Hemel Hempstead	Hemel Hempstead will be the focus for housing development within the borough, providing sufficient new homes to meet the natural growth of its population. The town will also accommodate substantial employment growth. The regeneration of the Maylands Business Park will continue, assisted by an Area Action Plan. Particular emphasis will be placed upon creating an attractive and vibrant town centre through further regeneration and redevelopment. Its new town neighbourhood structure will be reinforced and enhanced. Substantial improvements will be made to the image and quality of the New Town's built environment and public spaces.
Areas of Limited Opportunity			
2.	Market town	Berkhamsted Tring	Market towns and larger villages have an important role in meeting housing needs and providing employment opportunities and services, both for their residents and adjacent rural communities. The general approach in these locations will be to support development that enables the population to remain stable, unless a small element of growth is required to support local community needs.
3.	Large Village	Bovingdon Kings Langley Markyate	
Areas of Development Restraint			
4.	Small Village within the Green Belt	Chipperfield Flamstead Potten End Wigginton	These are the least sustainable areas of the borough, where significant environmental constraints apply. These include areas of high landscape quality, such as the Chilterns Area of Outstanding Natural Beauty, and the countryside between settlements. This needs to be protected to ensure its rural character is retained and settlements keep their separate identities.
	Small Village within the Rural Area	Aldbury Long Marston Wilstone	
5.	Other small villages and the countryside		

2.2.9 The key difference between the Core Strategy and the DBLP is the identification of a number of new tiers. The towns have now been subdivided with Hemel Hempstead now designated as a “Main Centre for Development and Change” (reflecting the earlier RSS work) and Berkhamsted and Tring grouped together under “Market Town”. The other notable change is that the smallest of the settlements now fall within the “Other small villages and the countryside” category. Another important factor is that the settlement hierarchy is also supported by Place Strategies for the 3 towns, the 3 large villages, and for the countryside that seek to elaborate on the role of key settlements and the nature of change there.

2.2.10 It is worth noting that the Core Strategy Inspector fully supported the settlement hierarchy in his report (para. 41) in finding this element of the plan sound. He was satisfied that Hemel Hempstead should continue to be the focus for development given its sustainability credentials (para. 37) and it was therefore reasonable for the market towns and larger villages to accommodate lower levels of growth (para. 38). In coming to this conclusion, the Inspector remarked that:

“However, it must be remembered that many of these settlements are more constrained than Hemel Hempstead, for example by the Chilterns AONB (which should be afforded the highest status of protection) and therefore more weight should be attached to securing sustainable growth in the Borough’s main town.” (para. 39)

2.2.11 At the same time, he also suggested that their role could be re-assessed as part of the forthcoming partial review of the plan (para. 39).

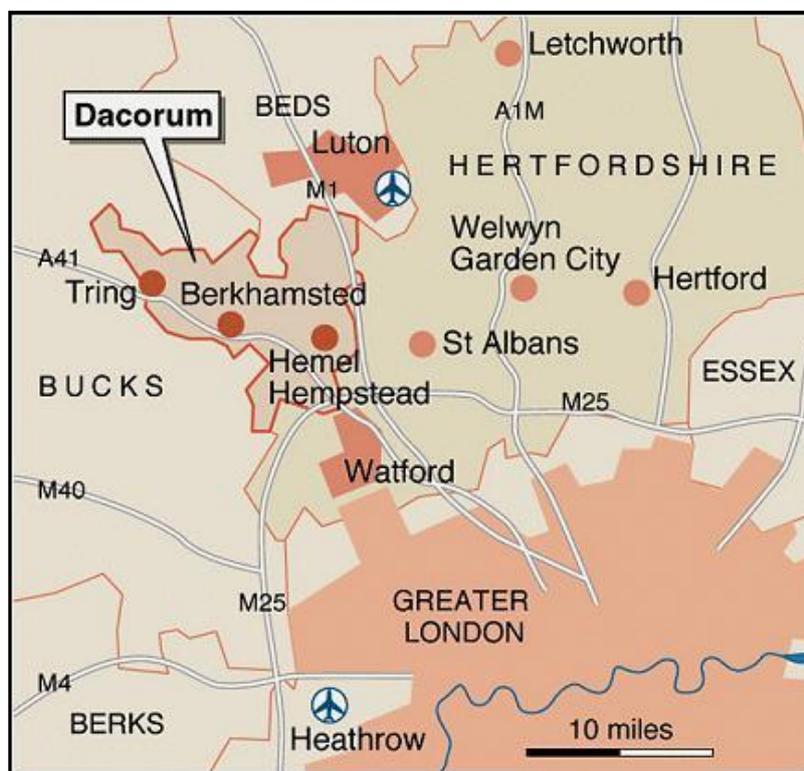
3 Local settlement context

3.1.1 In considering the settlement hierarchy and each settlement's likely role within it, it is important to understand the immediate and wider context.

3.2 Sub-regional context

3.2.1 The sub-region that Dacorum forms part of is very polycentric in nature i.e. it is surrounded by a number of key mid to large sized centres (see Figure 1). These settlements have a significant local influence in terms of the housing market, jobs, retailing/leisure and other services, and overall patterns of movement. A number of key communication corridors link Dacorum to these centres e.g. M1/M25/A41 and west coast mainline railway.

Figure 1: Dacorum's location within South West Hertfordshire



3.2.2 Watford sits to the south of the borough and is readily accessible via the A41/A4251 and the mainline rail service. While it is of equivalent size to Hemel Hempstead, it contains a number of higher order services used by Dacorum residents. For instance, it has much larger shopping facilities, an important rail hub, key primary health facilities for the west of Hertfordshire sub-region, a magistrates court, a police station and a crematorium.

3.2.3 The city of St Albans lies to the east of Hemel Hempstead. The city is an important magnet in terms of its well-developed cultural life and evening economy. Markyate and Flamstead, to the north east of the Borough, are both within easy reach of the St Albans-Harpenden area. The western boundary of St Albans district adjacent to the eastern edge of Hemel Hempstead is the focus for significant future development.

- 3.2.4 Luton is locally and regionally important in that it contains London Luton Airport, a key transport hub and employment location and Luton Hospital, which is used by some Dacorum residents. Hemel Hempstead has good motorway links to the town. Luton also forms part of a much larger Luton-Dunstable-Houghton Regis urban area which Markyate and Flamstead also lie close to. The town is finding it difficult to accommodate growth within its existing boundaries, and is looking to other adjoining authorities to help accommodate some of this need.
- 3.2.5 Aylesbury is an important town on the borough's western edge, being the county town for Buckinghamshire. It is a particularly attractive location for residents living to the north of Dacorum because of Aylesbury's important shopping, hospital and cultural facilities. Aylesbury and the rest of its district falls outside of the Metropolitan Green Belt and is therefore the focus for considerable urban expansion.
- 3.2.6 There are a number of other towns to the north east (e.g. Leighton Buzzard), south east (Abbotts Langley) and west (Chesham and Wendover) of the borough, but their influence is much less given they are significantly smaller in scale than the above mentioned settlements.

3.3 Local context

- 3.3.1 Dacorum's pattern of settlements reflects that across the wider sub-region i.e. it contains key towns surrounded by more rural areas which look to them for employment and higher order services and facilities. Appendix A provides a profile for each of the main towns and villages in the Borough based on the result of the 2011 Census. These profiles set out key demographic, household, economic and transport characteristics of these settlements.
- 3.3.2 The Core Strategy identifies 13 settlements that have defined settlement boundaries (Table 1). Most fall within the Green Belt, although the selected smaller villages of Aldbury, Long Marston and Wilstone lie in the Rural Area beyond the Green Belt to the north west of the borough. The Chilterns Area of Outstanding Natural Beauty (CAONB) runs broadly north east to north-west across the district and is also an important constraint on the expansion of settlements.
- 3.3.3 The borough's settlements vary greatly in size and character and include the following:
- Hemel Hempstead
 - Berkhamsted (including Northchurch)
 - Tring
 - Bovingdon
 - Kings Langley
 - Markyate
 - Chipperfield
 - Flamstead
 - Potten End
 - Wigginton
 - Aldbury

- Long Marston
- Wilstone

3.3.4 The towns also support a network of much smaller sized and undesignated and dispersed villages and hamlets in the countryside including:

- Bourne End
- Briden's Camp
- Bulbourne
- Cholesbury
- Cow Roast
- Dudswell
- Flaunden
- Frithsden
- Gaddesden Row
- Great Gaddesden
- Gubblecote
- Hudnall
- Little Gaddesden
- Nettleden
- Piccotts End
- Puttenham
- Ringshall
- Tower Hill
- Trowley Bottom
- Water End
- West Leith
- Wigginton Bottom
- Winkwell

3.4 The Towns

3.4.1 The town of Hemel Hempstead (population 86,820) is by far the largest and most self-contained of the settlements, and is situated on the eastern side of the borough. It is the borough's centre for economic activity and key services and facilities such as further education, hospital services, covered shopping malls, multiplex cinema, etc. The market towns of Berkhamsted (including Northchurch) (population 20,101) and Tring (population 11,713) are considerably smaller. All three of the towns sit within and are linked by the main north-west – south-east transport corridor running through Dacorum comprising of key road and rail links. All three settlements share strong commuter links to London.

- 3.4.2 Not only is Hemel Hempstead different in terms of scale, but it also differs from the other settlements in respect of its character given its history as a planned New Town. It continues to be the focus for development in the borough based on its higher order employment, retail and health and leisure services/facilities and relative quality and scale of infrastructure. The former East of England Plan (now revoked) did recognise the town (and other larger centres in the region) as a priority for growth under its “Key Centres for Development and Change” approach. While the intended scale of growth was not taken forward, the Core Strategy did use this terminology in defining the town within its settlement hierarchy.
- 3.4.3 While Hemel Hempstead is set to expand westwards through Local Allocation LA3 (900 homes), the eastern side of the town around the Maylands Business Park (MBP) and extending into the St Albans district is also becoming a focus for a considerable level of housing and employment growth. This has and is being realised through a combination of existing (e.g. Spencer’s Park development (c. 1,000 homes in total)) and other new planned development. This includes the potential for a significant urban extension on land to the east of Hemel Hempstead on land within St Albans District. Growth is also being supported in this area by other policy initiatives such as the Hertfordshire Local Economic Partnership’s (LEP) Growth Area corridor and the recent creation of a new Enterprise Zone covering the MBP.
- 3.4.4 Hemel Hempstead (alongside Watford and St Albans) falls within the Hertfordshire LEP’s M1/M25 Growth Area Forum (one of three identified growth areas defined around principal road and rail corridors in the county). The role of the Forums is to help prioritise investment in each corridor, including strategic development sites and gaps in infrastructure provision. In the case of Hemel Hempstead the designation has, for example, helped directly fund and identify new infrastructure requirements in and around the Maylands Business Park with the aim of encouraging businesses to locate there, and has helped support town centre regeneration work.
- 3.4.5 The designation of a green technology-led Enterprise Zone can also help attract further Government and private investment and development opportunities in and around the MBP. It covers land in both Dacorum and St Albans districts.
- 3.4.6 Berkhamsted (together with Northchurch) is the second largest urban area in the borough and has seen the largest proportionate growth in population of the towns in the Borough between 2001 and 2011. Berkhamsted is a linear valley town with a heavily built-up historic core. The town has a thriving centre based on a reasonable provision and range of shops and services and a well developed evening economy. Employment is principally focused on Northbridge Road and along the High Street. The town is surrounded by the Green Belt and further constrained on its northern and south western boundaries by the CAONB. Growth is to be accommodated within its existing boundaries apart from a small outward expansion of the town to the south under Local Allocation LA4 (40 homes).
- 3.4.7 Tring sits below the two preceding towns in terms of scale. It is a compact town surrounded by the Green Belt with the CAONB running east-west along its southern fringes and northern tip. The level and range of services and facilities to be found in the town is much more modest, but it does include a supermarket and secondary school. It has a built-up historic core encompassing the town centre. Employment opportunities are much more dispersed across the settlement, although the main focus

is on Icknield Way. Tring is unusual in that the train station serving the town is located outside of its boundary. The town is set to grow modestly on its western edge through Local Allocation LA5 (up to 200 homes).

3.5 The Large Villages

- 3.5.1 The designated Large Villages of Bovingdon and Kings Langley lie to the south of the Borough, whereas Markyate sits to the north. They are all compact in character and provide immediate essential services for their rural hinterland, including local primary schooling. Bovingdon and Kings Langley are surrounded wholly by the Green Belt while Markyate straddles both the Green Belt and Rural Area. Growth is principally to be met within their existing settlement boundaries apart from a small south westerly expansion of Bovingdon under Local Allocation LA6 (60 homes).
- 3.5.2 Kings Langley (population 5,952) is the largest of these villages. It has a busy local centre which supports a good range of local shops and services. The village is well connected via road (A4251/M25) and rail links to both Hemel Hempstead and Watford. It has no immediate designated employment area, but unusually for its size, it has its own secondary school, although this serves a wider area than just the village itself. In reality the village extends across the borough boundary into Three Rivers district wherein a greater level of employment opportunities can be found along with the railway station serving the wider village.
- 3.5.3 Bovingdon is of a similar size (population 4,789) to Kings Langley and also contains a modest but busy local centre. Local employment is centred on HMP The Mount and the Bovingdon Brickworks¹ both located on the edge of the village. The village is connected by road to Hemel Hempstead to the North East and Chesham to the South West by a single road (B405) and contains a good range of local services and facilities including a primary school.
- 3.5.4 Markyate contrasts in many ways with the other two larger villages, especially as a result of its more isolated northerly location within Dacorum and its easy access to the Luton-Dunstable area via the A5 and St Albans-Harpenden area via the A5/A5183. Because of this easy access to these higher-order settlements, Markyate residents tend to access higher-order services outside of Dacorum, for example, children from Markyate usually attend secondary school in Harpenden. The village is much smaller in size (population 2,939) and has its own designated employment area, although this is much diminished in size following recent redevelopment to housing. While it has a local centre, the range of shops and services there is very limited in number and type, and has generally continued to decline in recent years. Recent housing will provide for modest levels of new commercial and community floorspace. The village has experienced small-scale outward expansion westerly along the A5 corridor as a result of the Manor Farm development (40 homes), although the CAONB will limit any potential future expansion to the south and west.

3.6 Selected small villages

- 3.6.1 The selected small villages of Chipperfield, Flamstead, Potten End and Wigginton are all washed over by the Green Belt. They all have populations in the range 900-1,500

¹ The brick making side of the Brickworks has now closed, although there are still a number of small industrial uses operating from the site.

residents. As a result of their location in the Green Belt only limited forms of development to support local needs and essential services are permitted meaning that they have essentially changed very little in recent times. All have suffered to varying degrees from the loss of local services and facilities (a trend across the whole of the countryside), although they all provide for a local primary school. Wigginton is further constrained by its location within the CAONB.

3.6.2 The selected small villages of Aldbury, Long Marston and Wilstone all fall within the Rural Area beyond the Green Belt. They are broadly similar in character and function as their counterparts in the Green Belt, but can be distinguished by their much smaller sized populations of between 500-600 residents. Aldbury and Long Marston both support a primary school, but Wilstone does not. Development is also restricted in the Rural Area, although more modest scale opportunities for housing, employment and local services is permitted there. As with Wigginton, Aldbury sits wholly within the CAONB. It is an attractive and popular tourist destination within the Chilterns.

3.7 Smaller settlements

3.7.1 Some of the smallest hamlets and isolated groups of homes in the borough (i.e. of populations below 300 residents) have never been identified as settlements for planning purposes. This is for a number of reasons including:

- they do not have the necessary cohesiveness to justify a boundary;
- they do not contain enough key services and infrastructure to warrant settlement status;
- they simply form the ribbon development of adjoining larger settlements; or
- in order to protect their intrinsic character from development.

3.7.2 All fall either within the countryside in the Green Belt or Rural Area and thus opportunities for development are severely constrained by national and local policies. The Core Strategy does permit very limited development for local affordable housing needs on the edge of these settlements, and this is being explored with the Parish Councils with the assistance of the Community Development Action Hertfordshire. Despite their small sizes, Great Gaddesden and Gaddesden Row both have a primary school each and Bourne End is associated with a proportionately large employment area (Bourne End Industrial Estate).

3.7.3 Little Gaddesden is a sizeable, undesignated settlement (population 700) with its own local primary school, church and hotel. The village's status in the settlement hierarchy does merit further consideration. However, it lacks a clear core area and any further opportunities for infilling could adversely impact on its special qualities and loose-knit character.

4 Methodology

4.1.1 As set out in section 2.3 the aims of the study are (i) to examine the existing hierarchy and (ii) to assess the implications of planned growth for the existing hierarchy. The assessment required to meet these aims was undertaken in the following stages:

Stage 1: Define settlements and establish population size

Stage 2: Audit of services and facilities (including employment)

Stage 3: Audit of accessibility

Stage 4: Categorisation of settlements into hierarchy

Stage 5: Consideration of planned growth

4.1.2 The steps involved in each stage are described in more detail below.

4.2 Stage 1: Define settlements and establish population size

4.2.1 It was first necessary to consider what constitutes a settlement for the purposes of the Settlement Hierarchy. Population size seems the most appropriate measure to use as an indication of which settlements should be audited for consideration in the hierarchy. For the reasons set out in paragraph 4.7.1 areas with less than 300 people will not be audited for inclusion within the settlement hierarchy.

4.2.2 Herts County Council publish data on the settlements in the borough based on the results of the 2011 Census. This data was used to establish which settlements have populations of over 300 people.

4.2.3 Basic demographic characteristics of the settlement's population were also sourced from the Herts County data in order to build up a profile of the place. Profiles of each settlement are published alongside this document and include more detailed information about the demography and services found in each place. (Full details of data sources and parameters can be found in Appendix C)

4.3 Stage 2: Audit of services and facilities

4.3.1 For all settlements with a population over 300 an audit of services and facilities was undertaken. The services and facilities included in the audit were those considered to be important to the sustainable functioning of different types of settlement. A wide range of services and facilities were included in the audit to help differentiate between the different tiers of settlement. The services/facilities included in the audit are shown in table 2 and are differentiated according to whether they are 'higher-order services', or 'key services'. Higher-order services are those which it is important to be able to access relatively easy for day to day purposes. Key services are those which are key for the day to day functioning of a settlement.

Table 2: Services included in the audit

Higher-order services	Key services
Secondary schools	Primary school
Supermarket	Post office
Employment Opportunities	GP surgery
Indoor sports/leisure centre	Children's Centre

Library	Community Centre
Dentist	Food shop
Pharmacy	Public house/restaurant
	Play area

4.3.2 The presence of each service or facility was noted for each settlement in the Settlement Facility Matrix shown in Appendix A whilst a more comprehensive assessment showing the number of each type of facility is included in the settlement profiles published alongside this document.

4.3.3 Employment opportunities were considered to be present where a settlement has a designated employment area or other significant source of employment as set out in Appendix C. For the purposes of the audit, the focus is on relatively large scale sources of employment, however, it is recognised that smaller scale and/or dispersed sources of employment are also important to settlement vitality.

4.3.4 The sources of information and definitions used for the facilities audit are detailed in Appendix C.

4.4 Stage 3: Audit of accessibility

4.4.1 Accessibility is an important component of defining the settlement hierarchy, because for the smaller settlements, which don't contain the higher-order facilities, the ease and ability to access those facilities elsewhere is a determining factor in settlement sustainability.

4.4.2 The audit of accessibility assesses the availability of public transport and the travel distance between the settlement and the nearest higher-tier settlement with the following facilities:

- Secondary school
- Supermarket
- Employment opportunities
- Indoor sports/leisure centre
- Library
- Dentist
- Pharmacy

4.4.3 The availability of public transport assessment categorised settlements as having a 'very good', 'good', 'reasonable' or 'limited' level of public transport service. The assessment considered the frequency, hours of operation and duration of bus and/or train services connecting the settlement to higher-tier settlements. The categorisation of the level of service provision is per the following standards:

Very Good:

- Railway station or bus stop(s) serving settlement;
- More than one direct route to a higher order settlement;
- Services run Monday to Sunday;

- Services run before 7am and after 7pm;
- Over 20 trains/buses a day;

Good:

- Railway station or bus stop(s) serving settlement;
- At least one direct route to a higher order settlement;
- Services run Monday to Friday, and a limited service on a Saturday;
- Services run before 8am and after 6.30pm;
- Between 15 and 20 trains/buses a day;

Reasonable:

- Railway station or bus stop(s) serving settlement;
- At least one direct route to a higher order settlement;
- Services run Monday to Friday, and a limited service on a Saturday;
- Services run before 8.30am and after 6.30pm;
- Between 10 and 15 trains/buses a day;

Limited:

- Railway station or bus stop(s) serving settlement;
- At least one direct route to a higher order settlement;
- Services run Monday to Friday;
- Services run after 9am;
- Fewer than 10 trains/buses a day

4.4.4 The overall accessibility of each settlement is categorised according to the distance to the nearest higher tier settlement and the level of public transport provision as shown by table 3.

Table 3: Categorisation of accessibility

Accessibility	Distance	Public transport service provision
High	Less than 5Km	Very Good or Good
Fair	Less than 5Km	Reasonable
	5Km or more	Very Good or Good
Low	Less than 5Km	Limited
	5Km or more	Reasonable
Poor	5Km or more	Limited

4.4.5 The outcome of the audit of accessibility is included in the Settlement Facility Matrix (Appendix A), while the full results of the audit are shown in Appendix B.

4.5 Stage 4: Categorisation of settlements into hierarchy

The information from stages 1-3 of the assessment was analysed against each settlement's place in the existing settlement hierarchy. This information is summarised in table 4 below.

Table 4: Settlement Hierarchy Assessment

Settlement	Population	Higher Order Services	At least 6 Key Services	Accessibility Audit Outcome	Core Strategy SHS category
Hemel Hempstead	86,820	✓	✓	High	Main Centre for Development and Change
Berkhamsted	20,101	✓	✓	High	Market Town
Tring	11,713	✓	✓	High	Market Town
Bovingdon	4,789	✗	✓	Fair	Large Village
Kings Langley	5,952	✗	✓	Fair	Large Village
Markyate	2,939	✗	✓	Fair	Large Village
Chipperfield	1,500	✗	✗	Poor	Small Village within the Green Belt
Flamstead	1,088	✗	✗	Fair	Small Village within the Green Belt
Potten End	1,368	✗	✗	Low	Small Village within the Green Belt
Wigginton	933	✗	✗	Fair	Small Village within the Green Belt
Aldbury	611	✗	✗	Low	Small Village within the Rural Area
Long Marston	557	✗	✗	Poor	Small Village within the Rural Area
Wilstone	511	✗	✗	Poor	Small Village within the Rural Area
Bourne End	252	✗	✗	Fair	Not defined
Great Gaddesden	234	✗	✗	Poor	Not defined
Little Gaddesden	701	✗	✓	Poor	Not defined

- 4.5.1 There are clear distinctions between the different tiers of settlement as defined in the Core Strategy Settlement Hierarchy, in terms of population, service provision and accessibility.
- 4.5.2 Hemel Hempstead, the only 'Main Centre for Development and Change' has a significantly higher population than any of the other settlements, and as a consequence has a much broader range of services and facilities, as shown in the Settlement Profiles paper. There is a choice of 3 large supermarkets and a range of out of centre retailing in the town as well as a department store and a number of national retailers in the town centre. There is also a much broader leisure offer in Hemel Hempstead than in any of the other settlements – there is a multiscreen cinema, the XC (which has a skate park, climbing wall, caving and other facilities), the Snow Centre, an ice rink and a number of gyms. There are also more GP surgeries and some outpatient facilities at Hemel Hempstead General Hospital. There are also 29 primary schools and 6 secondary schools, which is substantially more than in any other settlement.
- 4.5.3 The two market towns of Berkhamsted and Tring have all the higher order services, at least 6 key services and have a high accessibility rating. However, they do not have the breadth of service provision that Hemel Hempstead has and thus there is a clear distinction in the size and function of the different tiers of 'towns' in the hierarchy.
- 4.5.4 The three large villages have populations in the range of 3-6,000, have at least 6 of the key services and are rated 'fair' for accessibility. The small villages (either in the Green Belt or Rural Area) have populations in the range of 500-1,500, they lack at least 6 key services and most are rated 'poor' or 'low' for accessibility, with the exceptions of Flamstead and Wigginton which are rated 'fair'.
- 4.5.5 As a result of these clear distinctions, the Settlement Hierarchy set out in the Core Strategy is considered sound and no changes are required to any of the settlement's tiers.
- 4.5.6 Three of the smaller, undesignated villages were audited; two of which – Bourne End and Great Gaddesden – have populations significantly smaller than then designated small villages, and also lack at least 6 key services. These two villages should therefore remain undesignated in the Settlement Hierarchy. Little Gaddesden, however, warrants further consideration as it has a population of 701 (in the range of the designated small villages) and has at least 6 key services, although it is rated 'poor' for accessibility.
- 4.5.7 The services present in Little Gaddesden are:
- Primary School;
 - Post Office;
 - Community Centre/Village Hall;
 - Food Shop;
 - Pub/restaurant;
 - Play area.
- 4.5.8 Little Gaddesden differs from the designated small villages in that it is an elongated settlement lacking an identifiable centre or core. It is in the AONB and is washed over

by a conservation area designation. The selected small village designation allows opportunities for small scale development. If Little Gaddesden were to be designated as such in the settlement hierarchy then this may have implications for the character of the village. It is therefore recommended that careful consideration is given to whether Little Gaddesden should be designated as a small village through the new Local Plan process.

4.6 Stage 5: consideration of planned growth up to 2031

4.6.1 The Core Strategy (2013) and Site Allocations (2017) DPDs set out the planned development levels in the Borough up to 2031 and it is important to consider whether this would lead to a change in tier for any of the settlements in the hierarchy. It is also important to consider whether any new services and facilities are planned which may lead to any changes in the hierarchy. Table 5 shows the levels of development and associated infrastructure planned up to 2031, and allowed through planning permissions, at each of the settlements included in the audit. Within the table, 'PP' is used to denote those schemes which have planning permission; those without 'PP' are allocated for development through the Site Allocations DPD.

4.6.2 A full table with further details of the permissions/allocations and sources of information can be found in appendix D.

Table 5: Summary of planned development and infrastructure

Settlement	Key planning permissions and allocations			Planned infrastructure	
	Housing	Employment	Other		
Hemel Hempstead	PP: Land adj. Manor Estate: 325 homes	PP: The Campus: 9,093 sqm office and 23,358 sqm warehousing floorspace	PP: Jarman Park: 10,305 sqm retail floorspace	Transport: Improvements to station and forecourt (MU/4) Maylands Growth Corridor	
	PP: Former Sappi Site: 450 homes		PP: West Herts College redevelopment		
	PP: NE Hemel: 357 Homes	PP: Breakspear House: 6,455 sqm office floorspace	PP: Longdean School redevelopment	Education: 5 new primary schools (LA3, NE Hemel, MU/2 and 2 others)	
	MU/1 College and Civic Zone: 500-600 homes				MU/4 new multi-storey car park at Station
	MU/2 Hospital site: 400 homes	PP: The Forum: 6,426 sqm office floorspace	MU/5 replacement tennis facilities	Healthcare: Replacement hospital facilities (MU/2) and new primary school. 2 new GP premises (LA3 and NE Hemel)	
	LA1 Marchmont Farm: 300-350 homes	PP: Maylands Avenue: 5,849 sqm office, industry and warehousing floorspace			
	LA3 West			L/1: mixed development for leisure, food,	Community: 2 new community centres (LA3 and NE Hemel) New cemetery

Settlement	Key planning permissions and allocations			Planned infrastructure
	Housing	Employment	Other	
Hemel Hempstead	Hemel: 900 homes PP: Total homes: 2,587 Total homes allocated: 2,844 - 3,104	PP: Century House: 1,570 sqm office and 7,250 sqm warehousing floorspace	residential and offices	Provision of a Locally Equipped Area of Play at LA1 and upgrades to the 4 adventure playgrounds
	Green: Additional public open space at LA1, LA2 and LA3. Two waters urban Park Improvements to Gadebridge Park Other: relocation of Hemel Hempstead Waste Recycling Centre			
Berkhamsted	PP: Durrants Lane/ Shootersway: 92 homes PP: Total homes: 256 Total homes allocated: 67		PP: Lidl, Gossoms End: 1,884 sqm retail floorspace MU/9: Replacement Civic Centre	Education: Expansion of Ashlyns School PP Remodelling and extension of existing school and new leisure space (MU/6) Community: PP replacement library (MU/8)
	Tring		LA5 West of Tring: 180-200 homes PP: Total homes: 77 Total homes allocated: 229-249	E/1 Extension of Icknield Way GEA for additional office space

Settlement	Key planning permissions and allocations			Planned infrastructure
	Housing	Employment	Other	
				Sport: Replacement/ refurbishment of Tring Sports Centre
Bovingdon	LA6Chesham Road and Molyneaux Avenue: 60 homes			Green: Additional public open space (LA6)
	PP: Total homes: 28			
	Total homes allocated: 60			
Kings Langley	PP: Total homes: 28		PP: Kings Langley Delivery Office: 36 bed residential care home	
	Total homes allocated: 12			
Markyate	PP: Hicks Road: 75 homes	PP: Hicks Road: 1,480 sqm office, industrial and warehousing floorspace		Healthcare: Improvements to GP surgery facilities
	PP: Total homes: 89			
	Total homes allocated: 20- 25			
Chipperfield	PP: Total homes: 5			
	Total homes allocated: 12			
Flamstead	PP: Total homes: 2			
Potten End	PP: Total homes: 5			
Wigginton	PP: Total homes: 2			
Aldbury	PP: Total homes: 1			
Long Marston	PP: Total homes: 4			
Wilstone	PP: Total homes: 1			
Bourne End	PP Bourne End Mills: 45 homes	PP: Bourne End Mills: 6,407 sqm of B1/B2/B8 floorspace		
	PP: Total homes: 48			

Settlement	Key planning permissions and allocations			Planned infrastructure
	Housing	Employment	Other	
Great Gaddesden	PP: Total homes: 1		PP: Replacement of some existing buildings at Amaravati Buddhist Monastery (C/2)	
Little Gaddesden	PP: Total homes: 0			
Elsewhere	PP: Total homes: 46			

4.6.3 As concluded by the Inspector for the Core Strategy², the settlement hierarchy is consistent with the levels of development currently planned up to 2031.

4.6.4 The scale of housing and commercial development planned in the different settlements is generally reflective of where they sit in the Settlement Hierarchy. For instance, in Hemel Hempstead (the 'Main Centre for Development and Change') around 5,400-5,700 new homes are planned whereas in the two market Towns around 320 homes are planned. The large villages are expecting between 115 to 40 homes each, whilst in the small villages less than 20 homes are planned in each. Bourne End is the exception to this where 48 homes are planned – the vast majority through a single development consisting of the redevelopment of a large employment area. Although this is significantly more than is planned at the other small villages, it is not of a scale that will change the character of the village or warrant additional services and facilities.

² See the Inspector's report on the examination into the Core Strategy, available at <http://www.dacorum.gov.uk/docs/default-source/strategic-planning/inspector's-report-on-dacorum's-core-strategy-july-2013>.

5 Conclusions

5.1.1 The settlement hierarchy is based on a combination of three factors; the population size of the settlement, the presence and range of services and facilities available, and the accessibility of the settlement. As established at the examination into the Core Strategy, and subsequently in the Inspector's report, the Council's current approach to the settlement hierarchy is sound, and should not change as a result of planned development up to 2031.

5.1.2 In order to trigger a change to the categorisation of any of the settlements in the hierarchy, there would need to be a significant change in the relative distribution of new development and supporting services and facilities. Additional development for one of the market towns or large villages wouldn't necessarily mean that it should change tier in the hierarchy. Significant provision of new services and facilities would also be required, and it would need to affect the size of the town relative to other settlements.

5.2 The new Local Plan

5.2.1 The Council is currently developing its new Local Plan, which will include a new level and distribution of housing growth and other forms of development. The levels and distributions of development being consulted on in the Local Plan: Issues and Options Consultation is set out in table 6.

Table 6: summary of growth options

	Hemel Hempstead	Berkhamsted	Tring	Bovingdon	Kings Langley	Markyate	Rest of Borough	Total
Identified housing capacity*	8,900	600	500	90	50	200	600	10,940
Growth options – Green Belt housing numbers								
Option 1 – Draft Government figure								
Option 1A	1,750	900	300	-	-	-	-	2,950
Option 1B	2,980	-	-	-	-	-	-	2,980
Option 1C	-	1,075	1,000	410	280	160	-	2,925
Option 2 – Locally assessed need								
Option 2A	3,675	1,175	1,600	130	-	-	-	6,580
Option 2B	4,150	1,075	1,350	-	-	-	-	6,575
Option 2C	3,450	1,075	1,000	360	380	160	155	6,580
Option 3 – Upper Government figure								
Option 3	6,850	2,250	2,667	435	950	600	608	14,360

* This figure is the same for each Growth Option and needs to be added to the Green belt housing numbers to give the total growth for each place.

Alongside new homes, there will be supporting infrastructure commensurate to the scale of development which will mean additional services and facilities. It is currently considered that no change to the settlement hierarchy will be needed to reflect any of these levels or distributions of growth, but this decision will be confirmed once they are known.

APPENDIX A – Settlement Facility Matrix

Settlement	Population	Accessibility Audit Outcome [^]	Higher-order services							Key services							
			Secondary School	Supermarket	Employment	Indoor Sports	Library	Dentist	Pharmacy	Primary School	Post Office	GP Surgery	Children's Centre	Community Centre/ village hall	Food Shop	Pub/ restaurant	Play area
Hemel Hempstead	86,820	H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Berkhamsted	20,101	H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tring	11,713	H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bovingdon	4,789	F	x	x	✓	x	✓	✓	✓	✓	✓	✓	x	✓	✓	✓	✓
Kings Langley	5,952	F	✓	x	✓	x	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Markyate	2,939	F	x	x	✓	x	x	x	✓	✓	✓	✓	x	✓	✓	✓	✓
Chipperfield	1,500	P	x	x	x	x	x	x	x	✓	✓	x	✓	✓	✓	✓	✓
Flamstead	1,088	F	x	x	x	x	x	x	x	✓	✓	x	x	✓	✓	✓	x
Potten End	1,368	L	x	x	x	x	x	x	x	✓	x	x	x	✓	✓	✓	✓
Wigginton	933	F	x	x	x	x	x	x	x	✓	x	x	x	✓	x	✓	✓

Settlement	Population	Accessibility Audit Outcome [^]	Higher-order services							Key services							
			Secondary School	Supermarket	Employment	Indoor Sports	Library	Dentist	Pharmacy	Primary School	Post Office	GP Surgery	Children's Centre	Community Centre/ village hall	Food Shop	Pub/ restaurant	Play area
Aldbury	611	L	x	x	x	x	x	x	x	✓	✓	x	x	✓	✓	✓	x
Long Marston	557	P	x	x	x	x	x	x	x	✓	x	x	x	✓	x	✓	✓
Wilstone	511	P	x	x	x	x	x	x	x	x	x	x	x	✓	✓	✓	✓
Bourne End	252	F	x	x	✓	x	x	x	x	x	x	x	x	✓	x	✓	x
Great Gaddesden	234	P	x	x	x	x	x	x	x	✓	x	x	x	✓	x	✓	✓
Little Gaddesden	701	P	x	x	x	x	x	x	x	✓	✓	x	x	✓	✓	✓	✓

[^]VG=very good, G = good, R = reasonable, L = limited

APPENDIX B – Accessibility Audit

Settlement	Presence of higher-order services	Distance to closest higher-tier settlement	Public transport provision	Overall outcome
Hemel Hempstead	✓	N/A	Very good	High
Berkhamsted	✓	N/A	Very good	High
Tring	✓	N/A	Very good	High
Bovingdon	✗	6.5km (Hemel Hempstead)	Good	Fair
Kings Langley	✗	6.0km (Hemel Hempstead)	Very Good	Fair
Markyate	✗	7.0km (Dunstable)	Very Good	Fair
Chipperfield	✗	8.0km (Hemel Hempstead)	Limited	Poor
Flamstead	✗	8.0km (Harpenden)	Good	Fair
Potten End	✗	3.4km (Berkhamsted)	Limited	Low
Wigginton	✗	2.1km (Tring)	Reasonable	Fair
Aldbury	✗	4.5km (Tring)	Limited	Low
Long Marston	✗	5.6km (Tring)	Limited	Poor
Wilstone	✗	5.0km (Tring)	Limited	Poor
Bourne End	✗	3.8km (Berkhamsted)	Good	Fair
Great Gaddesden	✗	5.4km (Hemel Hempstead)	Limited	Poor
Little Gaddesden	✗	8.7km (Berkhamsted)	Limited	Poor

See Appendix C for further details

**APPENDIX C – Data sources and notes for Settlement Facilities
Audit and Accessibility Audit**

NOTES TO ACCOMPANY SETTLEMENT FACILITIES MATRIX

Each settlement was audited for the presence of each facility, and no commentary is made regarding the quantity of each type of facility in each settlement. The Settlement Profiles published alongside this Settlement Hierarchy Study include details of the quantities of the different facilities in each settlement.

POPULATION

The population data is sourced from two different places.

For the larger settlements of Hemel Hempstead, Berkhamsted, Tring, Bovingdon and Kings Langley the population data was obtained from the settlement profiles on the Herts Insight website:

<http://atlas.hertslis.org/profiles/profile?profileId=79&geoTypeId=16&geoids=E10000015#>

Information about the geographical coverage of each settlement covered by the Herts Insights profiles is available on request.

For the other settlements considered for inclusion in the Settlement Facility Audit, population data was obtained on a settlement basis from Herts County Council directly.

FACILITIES

The audit of facilities was carried out as a desk based exercise using a variety of web sources and local knowledge as outlined below.

Schools

Information on the presence of primary and secondary schools was obtained from the Herts County Council 'find a school' page on their website:

<https://www.hertfordshire.gov.uk/services/schools-and-education/school-admissions/research-a-school/find-a-school.aspx#>

Supermarkets

Supermarkets are considered to be shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit. Information on the presence of supermarkets was based on local knowledge and web searches.

Employment Opportunities

A settlement is deemed to have employment opportunities if it contains, or is close to, a 'General Employment Area' or 'Employment Area in the Green Belt' as designated in the Local Plan, or if there is another significant source of employment within or near to the settlement. For example, HMP The Mount in Bovingdon, and the employment areas in Kings Langley that falls within Three Rivers District.

Indoor Sports

Indoor Sports facilities include sports centres, indoor swimming pools and multi-purpose indoor sports halls that are open to the public. The presence of indoor sports facilities is based on local knowledge and web searches.

Library

As there is no mobile library service in Hertfordshire, the presence of a library refers to a permanent library, although many have limited opening hours. Information on the presence of a library was obtained from the 'Library opening hours and locations' page on Herts County Council website:

<https://www.hertfordshire.gov.uk/services/libraries-and-archives/library-opening-hours/library-opening-hours-and-locations.aspx>

Dentist

The presence of a dentist refers to NHS dentist practices; information on their presence was obtained from the 'NHS Choices' web pages:

<http://www.nhs.uk/Service-Search/Dentists/LocationSearch/3>

Pharmacy

Information on the presence of pharmacies was obtained from the 'NHS Choices' web pages:

<http://www.nhs.uk/Service-Search/Pharmacy/LocationSearch/10>

Post Office

Information on the presence of a post office was obtained from the Post Office's 'Branch Finder' web page:

<http://www.postoffice.co.uk/branch-finder>

It is acknowledged that some post office branches offer a more limited range of services than others, and that some have limited opening hours.

GP Surgery

Information on the presence of a GP Surgery was obtained from the NHS Choices' web pages:

<http://www.nhs.uk/Service-Search/GP/LocationSearch/4>

Children's Centres

Children's centres are Herts County Council run facilities which support parents and families through provision of information, support groups, parenting and antenatal courses, baby weigh in clinics and baby feeding support sessions. Information about their presence was obtained from Herts County Council's Children's Centres web page:

https://www.hertfordshire.gov.uk/services/schools-and-education/childcare-and-advice-for-parents/childrens-centres/childrens-centres.aspx#DynamicJumpMenuManager_1_Anchor_1

Community Centre/village hall

Information about the presence of a community centre or village hall was obtained from Dacorum Borough Council's website, parish council websites and a general web search.

Food shop

For the purpose of the facilities audit, a 'food shop' is defined as a local shop which serves top-up food shopping needs, but which falls outside of the definition of a supermarket. Information on the presence of food shops is based on local knowledge and web searches.

Pub/restaurant

Information about the presence of a pub or restaurant was based on local knowledge and web searches.

Play areas

Information about the presence of play areas was obtained from Dacorum Borough Council's website:

<http://www.dacorum.gov.uk/home/leisure-culture/parks-play-and-open-spaces/play-areas>

NOTES TO ACCOMPANY ACCESSIBILITY AUDIT

Presence of higher-order services

A settlement which has all the following facilities within the settlement is considered to have the necessary higher-order services.

- Secondary school
- Supermarket
- Employment opportunities
- Indoor sports/leisure centre
- Library
- Dentist
- Pharmacy

Distance to closest higher-tier settlement

For those settlements which don't have the full range of higher-order services within them, the distance here is that to the nearest high-tier settlement which does contain the full range of higher-order services. The nearest higher-tier settlement is not always in Dacorum, and is listed underneath the distance in the table.

Distances are those given by google maps using the distance function for car travel.

Public transport provision

Information about train times was obtained from:

<https://www.thetrainline.com/>

Information about bus routes and times was obtained from:

<https://bustimes.org.uk/>

There are other community based bus services available to serve the smaller settlements but these tend to be limited in frequency, however, they do provide an important service to some residents.

Overall outcome

The overall outcome of the accessibility audit is based on the distance to the nearest higher order settlement and the outcome of the public transport provision assessment as outlined below:

Accessibility	Distance	Public transport service provision
High	Less than 5Km	Very Good or Good
Fair	Less than 5Km	Reasonable
	5Km or more	Very Good or Good
Low	Less than 5Km	Limited
	5Km or more	Reasonable
Poor	5Km or more	Limited

APPENDIX D – Details of planned development and infrastructure

Settlement	Key planning permissions at 1 April 2016	Key allocations			Planned infrastructure	
		Housing	Employment	Other		
Hemel Hempstead	Business Park, Cornerhall: 70 homes	MU/1 500-600 homes (200 have pp)	MU/3 Redevelopment of existing employment to small B1 units	MU/1 Replacement college pp	Transport: Improvements to station and forecourt (MU/4) Maylands Growth Corridor	
	Bryanston Court: 60 homes	MU/2 400 homes		MU/4 new multi-storey car park at Station	Education: 5 new primary schools (LA3, NE Hemel, MU/2 and 2 others)	
	Land adj. Manor Estate: 325 homes	MU/3 75 homes		MU/5 replacement tennis facilities	S/1 additional retail and leisure uses LA3 new local shop L/1: mixed development for leisure, food, residential and offices	Healthcare: Replacement hospital facilities (MU/2) and new primary school. 2 new GP premises (LA3 and NE Hemel) Community: 2 new community centres (LA3 and NE Hemel) New cemetery Play: Provision of a Locally Equipped Area of Play at LA1 and upgrades to the 4 adventure playgrounds Green: Additional public open space at LA1, LA2 and LA3.
		MU/4 140-200 homes				
	Swan Court: 67 homes	LA1 300-350 homes and 5 traveller pitches				
	Former Sappi site: 450 homes	LA2 80 homes				
		LA3 900 homes and 7 traveller pitches				
	Viking House: 64 homes	H/1 10 homes				
	Maylands Court: 130 homes					
	Symbio House: 208 homes	H/2 350 homes				
		H/3 24 homes				
	NE Hemel: 357 homes	H/4 30 homes				
	Dacorum Way: 207 homes					
	Apsley Mills: 50 homes	H/5 36 homes pp				
Wood Lane End: 82 homes	H/6 25 homes					
	H/7 43 homes					
Other residential: 517	H/8 10 homes					

Settlement	Key planning permissions at 1 April 2016	Key allocations			Planned infrastructure
		Housing	Employment	Other	
	homes	H/9 31 homes pp			Two waters urban Park Improvements to Gadebridge Park
	Total homes with planning permission: 2,587	H/10 25 homes			
		H/11 32 homes			
		H/12 66 homes pp			
		H/13 100-150 homes			
		Jarman Park: 10,305 sqm retail floorspace	Adjusted total allocated homes: 2,844 – 3,104		
	Heart of Maylands: 1,226 sqm retail floorspace, 1,480 sqm B1a floorspace 1,764 sqm church floorspace				
	Empire Cinema: 1,054 sqm of café/restaurant (A3) floorspace				
	Former Catherine House: 1,959 sqm B1, B2 and B8 floorspace				
	66 & 72 Wood Lane End: 1,480 sqm B1a floorspace				
	The Campus: 9,093 B1a floorspace and 23,358 sqm B8 floorspace				
	Century House: 1,570 B1a floorspace and 7,250 sqm B8 floorspace				
	Breakspeare House: 6,455 sqm B1a floorspace				
	The Forum: 6,426 sqm B1a floorspace and 1,075 sqm of library floorspace				
	Maylands Avenue: 5,849 sqm B1/B2/B8 floorspace				
	47 Maylands Avenue: 1,193 sqm B8 floorspace and 671 sqm B1 floorspace				
	West Herts College: Provision of new college facilities (4,200 sqm)				
	One Stop Doctors, Boundary Way: 1,812 sqm healthcare clinic				
	Longdean School: Redevelopment of school facilities (11,940 sqm)				
	Abbots Hill School: Extension of nursery, infants and junior school facilities (1,742 sqm)				
Berkhamsted	263-265 High Street: 19 homes	MU/6 150 homes pp		MU/7 new supermarket pp	Education: Expansion of Ashlyns School PP Remodelling and extension of existing school and new leisure space (MU/6)
	Lidl, Gossoms End: 30 homes	MU/7 30 homes pp		MU/9 replacement civic centre	

Settlement	Key planning permissions at 1 April 2016	Key allocations			Planned infrastructure	
		Housing	Employment	Other		
					Community: PP replacement library (MU/8)	
	Durrants Lane/ Shootersway: 92 homes	MU/8 23 homes pp				
	Former Police Station: 23 homes	MU/9 16 homes				
	Other residential: 92	LA4 40 homes				
	Total homes with planning permission: 256	H/14 11 homes pp Adjusted Total allocated homes: 67				
	Lidl, Gossoms End: 1,884 sqm retail floorspace					
Tring	Brook Street: 34 homes	LA5 180-200 homes	E/1 Extension of Icknield Way GEA for additional B1 units.		Education: Potential expansion of Tring Secondary School and associated provision of detached playing fields (L/4)	
	Other residential: 43	H/15 24 homes				Green: Additional open space LA5 Tring Park improvements
		H/16 25 homes				
	Total homes with planning permission: 77	H/17 10 homes pp Total allocated homes: 229 - 249				Community: Extension to cemetery
				Sport: Replacement/refurbishment of Tring Sports Centre		

Settlement	Key planning permissions at 1 April 2016	Key allocations			Planned infrastructure	
		Housing	Employment	Other		
Bovingdon	Bovingdon Service Station: 8 homes	LA6 60 homes			Green: Additional public open space (LA6)	
	Other residential: 20	Total allocated homes: 60				
	Total homes with planning permission: 28					
Kings Langley	44 High Street: 5 homes	H/18 12 homes				
	Chiswell Pools: 9 homes					
	Other residential: 14	Total allocated homes: 12				
	Total homes with planning permission: 28					
	Kings Langley Delivery Office: 36 Bed residential care home					
	Kings Langley School: Redevelopment of school facilities (9,160 sqm)					
Markyate	Hicks Road: 75 homes	H/19 10-15 homes			Healthcare: Improvements to GP surgery facilities	
	Other residential: 14	H/20 10 homes				
	Total homes with planning permission: 89	Total allocated homes: 20 - 25			Play: Refurbishment of 2 playgrounds	
	Hicks Road: 1,480 sqm B1/B2/B8 floorspace, GP facilities and 244 sqm of retail floorspace.					
Chipperfield	Other residential: 5	H/21 12 homes				
	Total homes with planning permission: 5	Total allocated homes: 12				
Flamstead	Other residential: 2					
Potten End	Other residential: 5					
Wigginton	Other residential: 2					

Settlement	Key planning permissions at 1 April 2016	Key allocations			Planned infrastructure
		Housing	Employment	Other	
Aldbury	Other residential: 1				
Long Marston	Other residential: 4				
Wilstone	Other residential: 1				
Bourne End	Bourne End Mills: 45 homes				
	Other residential: 3				
	Total homes with planning permission: 48				
	Bourne End Mills: 6,407 sqm of B1/B2/B8 floorspace				
Great Gaddesden	Other residential: 1			C/2: replacement of some existing buildings at Amaravati Buddhist Monastery	
Little Gaddesden					
Elsewhere	Other residential: 46				

Notes:

Allocated sites are taken from the Site Allocations DPD, which gives sites their references. The site references in the table can be found in the following sections of the Site Allocations DPD:

MU: Mixed Use sites

LA: Local Allocations (Green Belt release housing sites)

H: Housing sites

E: Employment sites

L: Leisure sites

C: Social and Community use sites

The initials PP denotes that the scheme has planning permission; those without PP are allocated through the Site Allocations DPD.

The total number of homes allocated has been adjusted to take out those sites with planning permission to avoid double counting.

The residential planning permissions are as at 01 April 2016 and are taken from the Residential Land Position Statement No.43

The commercial planning permissions are as at 01 April 2016 and are taken from the Employment Land Position Statement No.40

The key planning permissions are those that fall into the following categories:

Non-residential development – schemes for 1,000 sqm or more of floorspace (based on the definition of major development in the Town and Country Planning Order 2015).

Hemel Hempstead:

Residential – schemes for 50 units or more

Berkhamsted and Tring:

Residential – schemes for 15 units or more of retail floorspace

Other settlements:

Residential – schemes for 5 units or more

All outstanding residential planning permissions are captured as the 'other category' picks up those which do fit into the above categories.

The numbers of homes given under 'planning permissions' is the net number of units, i.e. any units proposed to be lost are discounted from the total proposed. However, those units under construction have not been discounted from the total as they are considered relevant to show the true scale of new homes expected.

Planning permissions of commercial development have only been captured where they fall into the 'key' definition above as this is deemed sufficient to the scale of anticipated development.

'Planned Infrastructure' is taken from the Site Allocations DPD and Infrastructure Delivery Plan. Improvements of a minor nature have not been included as they are not considered to affect the character of a settlement.