



# Dacorum Borough Council

## **Settlement Profiles Paper**

October 2017

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## 1 General Introduction

- 1.1.1 The Council is currently in the process of developing a new planning strategy for the Borough through the new Local Plan. The Local Plan will eventually review and replace a range of existing policy documents including the Council's Core Strategy (adopted in 2013), Site Allocations (adopted in 2017), and those remaining parts of the Dacorum Borough Local Plan 1991-2011.
- 1.1.2 In considering our future planning strategy, we will need to assess the potential location and level of new development and associated infrastructure in the Borough, and the ability of different settlements to accommodate this. It is therefore important that we understand the present level and quality of services and facilities in our towns and villages and how these might support this future growth.
- 1.1.3 To this end, the Council has assessed key facilities in settlements using existing evidence sources, information it already collects via its regular contact with a variety of service providers and through information collated from the Town and Village Parishes. The information has helped us prepare a number of profiles for the key towns and villages in the Borough, which form the main part of this document.
- 1.1.4 The town and parish councils were each sent a questionnaire about the availability of services and facilities in their settlement, with the opportunity for them to provide comments. The information provided was used to populate the settlement profiles and the additional comments they provided are provided at the end of each profile.
- 1.1.5 The information collected about the towns and villages will contribute towards our understanding of social and community facilities in the Borough and the work on the related Settlement Hierarchy study. For information, a settlement hierarchy is a way of arranging settlements into a hierarchy that defines the particular role of towns and villages in the Borough, based upon their population and level of services and facilities available.
- 1.1.6 Both the settlement profiles and the Settlement Hierarchy Study will form part of our evidence base that will inform the new Local Plan, and, alongside other evidence, will be used to determine the appropriate amount of development to be directed to the towns and villages. It is important to note that neither document seeks to set out future policy as this will be done through work on the Local Plan and as part of any future consultation the Council will undertake on its planning strategy.
- 1.1.7 In reality, Dacorum is made up of a range of different sized settlements from its largest town (Hemel Hempstead) down to a number of small hamlets in the countryside. The settlement profiles have sought to concentrate on the towns and villages in the Borough with a minimum population of 300 residents, and where the information is most readily available. The profiles therefore cover the following settlements:
- Hemel Hempstead
  - Berkhamsted (including Northchurch)
  - Tring
  - Bovingdon
  - Kings Langley
  - Markyate
  - Chipperfield
  - Flamstead

- Potten End
- Wigginton
- Aldbury
- Long Marston
- Wilstone
- Bourne End
- Great Gaddesden
- Little Gaddesden

1.1.8 Each settlement profile is divided into the following sections:

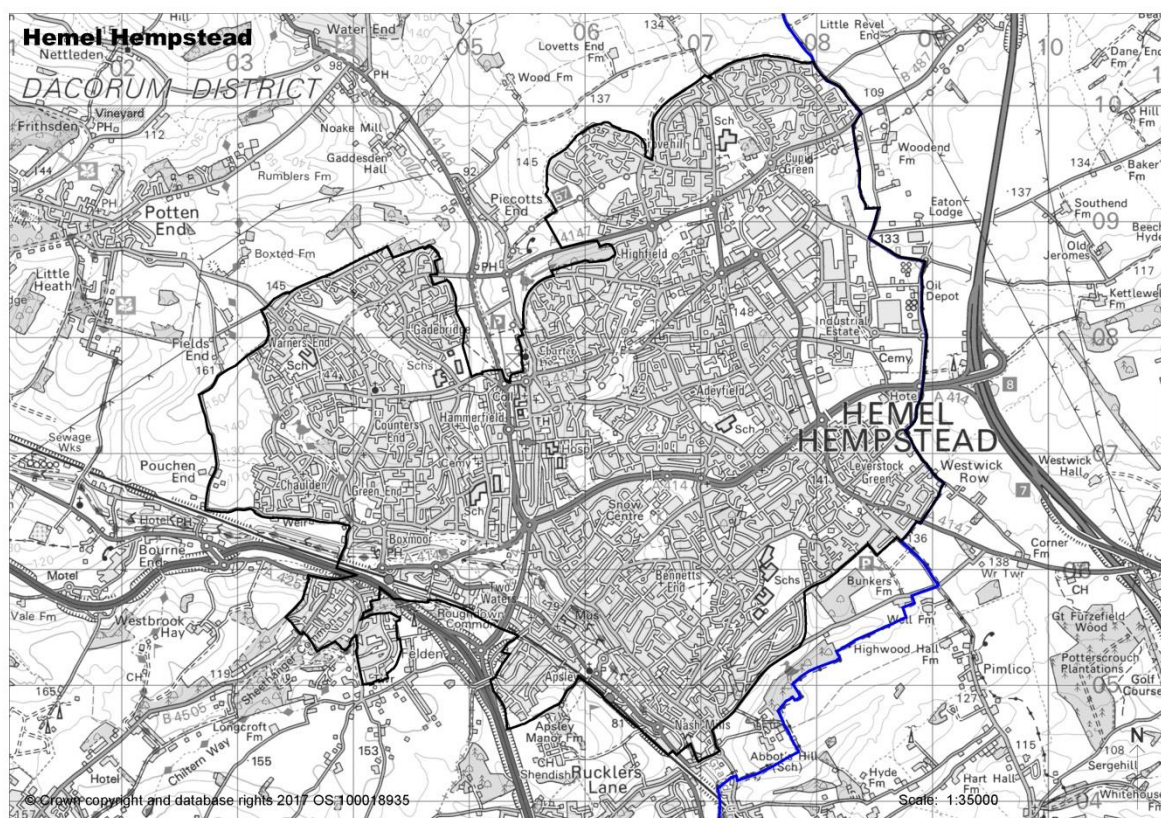
- Demographics
- Households
- Employment
- Local Services
- Local Community Services
- Transport

1.1.9 They are based, wherever possible, on the latest available evidence. However, it has not been possible to provide the same level of information for all of the profiles given the difficulties of securing data for the smaller settlements. For the smaller settlements, where data is not readily available, a commentary about the settlement is included in the introduction section.

1.1.10 The Council acknowledges that Berkhamsted and Northchurch have their own parished areas. However, for the purposes of planning for the town as a whole they have historically been treated as one large urban area.

1.1.11 The settlement boundaries shown on the maps in the profiles are those used in the Policies Maps to the Dacorum Borough Local Plan and Core Strategy. In the case of the smaller settlements, the Policies Maps do not define boundaries for such villages.

## 2 Hemel Hempstead



### 2.1 Demographics

Population:	
Population (2011)	86,820
Population (2001)	82,074
% change 2001-11	+5.7%
Age breakdown (2011):	
0-15	17,426 (20%)
16-64	56,664 (65%)
65+	12,731 (15%)

### 2.2 Households and dwellings

<b>Households:</b>	
No. of households (2011)	35,988
No. of households (2001)	33,398
% change 2001-11	+7.8
Average household size (2011)	2.41
Household usual resident (2011)	86,136 (99.21%)
Communal establishment usual residents (2011)	684 (0.79%)
% of one person households (2011)	29.2
% of households with only people aged 65 and over (2011)	18.9
% of households with children (2011)	42.0
Accommodation type (2011):	
% detached house/bungalow	14.17
% semi-detached house/bungalow	21.61

% terraced	37.19
% flat	26.88
% caravan or other mobile/temp	0.15
Tenure of households (2011):	
% owner occupied	58.54
% rented	39.89
% shared ownership	0.78
<b>Dwellings:</b>	
All dwellings (2011)	37,212
Completions (net) 2006-2016	2,794
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	2,120
Key future housing allocations	MU/1 College/Civic zone: 500-600 homes MU/2 Hospital site: 400 homes LA1 Marchmont Farm: 300-350 homes LA3 West Hemel: 900 homes

### 2.3 Employment

Working age population (2015)	59,300 (64.74%)
Economic Activity (2011):	
% Economically active	75.20
% Economically inactive	24.80
Key employment areas	<ul style="list-style-type: none"> <li>• Maylands</li> <li>• Apsley</li> <li>• Apsley Mills</li> <li>• Doolittle Meadow</li> <li>• Frogmore Mill</li> <li>• Two Waters</li> </ul>

### 2.4 Local Services

<b>Retailing/other services:</b>	
Town Centre	✓
Local centres	Adeyfield Apsley Bennetts End Boxmoor Chaulden Gadebridge Grovehill Heart of Maylands Highfield (Bellgate) Highfield (The Heights) Leverstock Green Nash Mills (The Denes) Warners End Woodhall Farm
Out of centre retailing	Apsley Mills Retail Park (Sainsbury plus others) Two Waters (London Road – Halfords and others) Two Waters (B&Q) London Road (Dunelm and Wickes) Jarman Fields (Tesco plus others)?

Supermarket	✓
Local store(s)/post office	Yes within local centres.
Other retailing	The town and local centres support a range of retail and other services.
Other services	There is an extensive range of food, drink and service outlets in the town and local centres.

## 2.5 Local community services

Service / Facilities	
Primary Schools	<p>29 Schools:</p> <ul style="list-style-type: none"> <li>• Hobletts Manor Infants School</li> <li>• Two Waters Primary School</li> <li>• St Rose’s Catholic Infants School</li> <li>• St Cuthbert Mayne Catholic Junior School</li> <li>• Aycliffe Drive Primary School</li> <li>• Hobbs Hill Wood Primary School</li> <li>• Belswains Primary School</li> <li>• The Reddings Primary School</li> <li>• Gade Valley Junior Mixed Infant and Nursery School</li> <li>• Leverstock Green CoE Primary School</li> <li>• Tudor Primary School</li> <li>• Holtsmere End Infant and Nursery School</li> <li>• South Hill Primary School</li> <li>• George Street Primary School</li> <li>• Galley Hill Primary School and Nursery</li> <li>• Maple Grove Primary School</li> <li>• Chaulden Junior School</li> <li>• Nash Mills CoE Primary School</li> <li>• Holtsmere End Junior School</li> <li>• St Albert the Great Catholic Primary School</li> <li>• Brockswood Primary School</li> <li>• Hobletts Manor Junior School</li> <li>• Micklem Primary School</li> <li>• Pixies Hill Primary School</li> <li>• Chambersbury Primary School</li> <li>• Lime Walk Primary School</li> <li>• Chaulden Infants and Nursery</li> <li>• Broadfield Primary School</li> <li>• Yewtree Primary School</li> </ul>
Secondary Schools	<p>6 Schools:</p> <ul style="list-style-type: none"> <li>• John F Kennedy Catholic School</li> <li>• The Hemel Hempstead School</li> <li>• Adeyfield School</li> </ul>

	<ul style="list-style-type: none"> <li>• The Cavendish School</li> <li>• The Astley Cooper School</li> <li>• Longdean School</li> </ul>
Independent Schools	<ul style="list-style-type: none"> <li>• Abbot's Hill School</li> <li>• Lockers Park School</li> <li>• Westbrook Hay Prep School</li> </ul>
GP surgeries	<ul style="list-style-type: none"> <li>• 8 GP surgeries</li> <li>• Bennetts End Surgery</li> <li>• Boxmoor Surgery (Parkwood)</li> <li>• Fernville Surgery</li> <li>• Parkwood Drive Surgery</li> <li>• Everest House Surgery</li> <li>• Lincoln House Surgery</li> <li>• Highfield Surgery</li> <li>• Grovehill Medical Centre</li> <li>• Parkwood Surgery - Gadebridge</li> <li>• Woodhall Farm Medical Centre</li> <li>• West Herts Medical Centre (based at Hemel Hempstead General Hospital)</li> </ul>
Local library branch	<ul style="list-style-type: none"> <li>• Hemel Hempstead Library (The Forum)</li> <li>• Adeyfield Library</li> <li>• Leverstock Green Library</li> </ul>
Emergency Services	Operational police station and Fire Stations
Leisure Centre/swimming pool	✓
Dentist	✓
Pharmacy	✓
Children's centre	✓
Nursery	✓
Bank	✓
Community Centre	✓
Place of worship	✓
Public House / Restaurant	✓
Outdoor Play Area	✓

## 2.6 Transport

Vehicle availability by households (2011):	
% no vehicles	19.76
% one vehicle	42.53
% two vehicles	29.14
% three vehicles	6.1
% four or more vehicles	2.47
Average vehicles per household (2011)	1.3
Travel to work (2011):	
Working from home	4.48
Drive to work/passenger	72.23
Public transport	11.36
Cycle or walk	11.41
Nearest railway	<ul style="list-style-type: none"> <li>• Hemel Hempstead Station</li> </ul>



	<ul style="list-style-type: none"><li>• Apsley Station</li></ul>
Bus service/frequency	Very Good

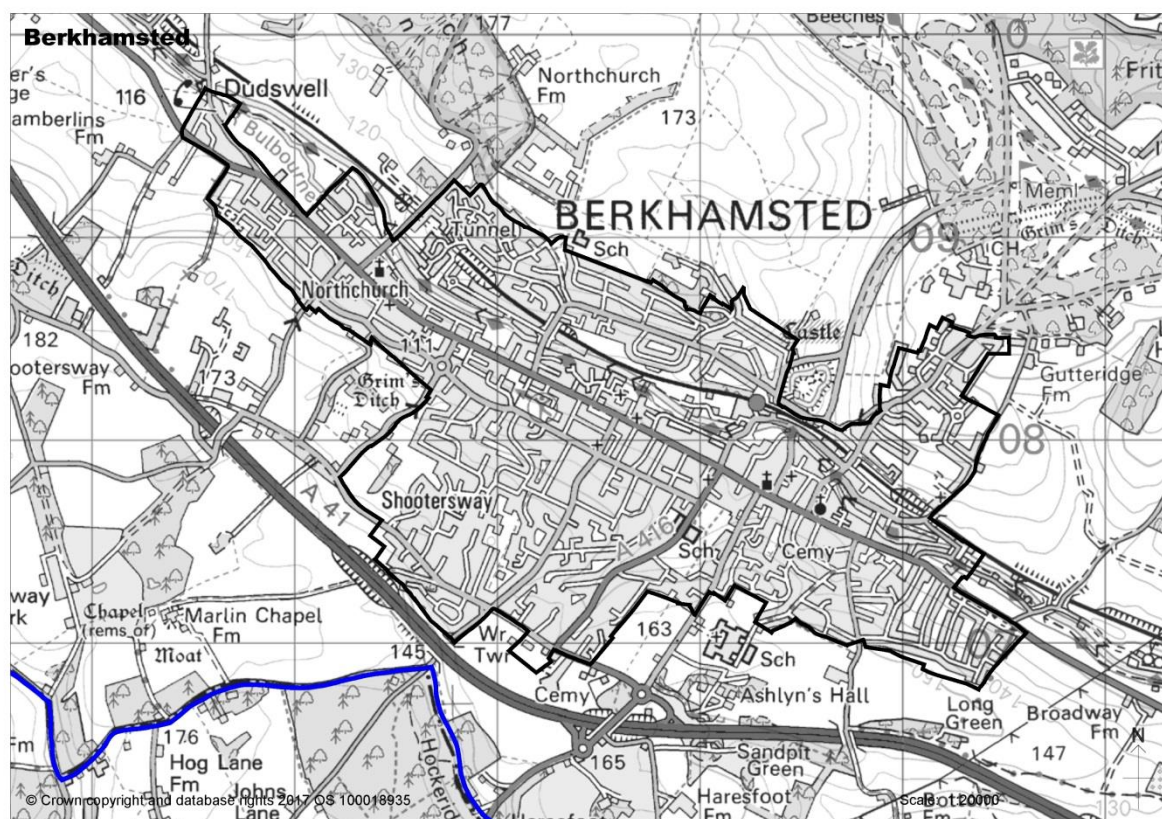
## 2.7 Town or Parish Council Comments

2.7.1 Not applicable as Hemel Hempstead is unparished.

### 3 Berkhamsted and Northchurch

#### 3.1 Introduction

3.1.1 Berkhamsted and Northchurch are parished separately but effectively operate as a single settlement. The profile therefore combines the data for both parts of the settlement, and the parish councils' comments are reported separately.



#### 3.2 Demographics

Population:	
Population (2011)	20,542
Population (2001)	18,904
% change 2001-11	+8.7%
Age breakdown (2011):	
0-15	3,961 (19%)
16-64	13,116 (64%)
65+	3,469 (17%)

#### 3.3 Households and dwellings

<b>Households:</b>	
No. of households (2011)	8,680
No. of households (2001)	7,954
% change 2001-11	+9.1
Average household size (2011)	2.37
Household usual resident (2011)	20,397 (99.29%)
Communal establishment usual residents (2011)	141 (0.69%)
% of one person households (2011)	28.81

% of households with only people aged 65 and over (2011)	22.21
% of households with children (2011)	39.61
Households type (2011):	
% detached house/bungalow	30.94
% semi-detached house/bungalow	25.17
% terraced	21.70
% flat	21.80
% caravan or other mobile/temp	0.30
Tenure of households (2011):	
% owner occupied	72.53
% rented	25.98
% shared ownership	0.45
<b>Dwellings:</b>	
All dwellings (2011)	9,006
Completions (net) 2006-2016	628
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	254
Key future housing proposal(s) and allocations	Durrants Lane/Shootersway: 92 homes

### 3.4 Employment

Working age population (2015)	13,000
Economic Activity (2011):	
% Economically active	75.14
% Economically inactive	24.86
Key employment areas	<ul style="list-style-type: none"> <li>• Billet Lane</li> <li>• Northbridge Road</li> <li>• River Park</li> </ul>

### 3.5 Local Services

<b>Retailing/other services:</b>	
Town Centre	✓
Local centre	Northchurch
Out of centre retailing	×
Supermarket	✓
Local store(s)/post office	✓
Other retailing	The town centre supports a range of retail and other services.
Other services	There is a good range of food, drink and service outlets in the town centre.

### 3.6 Local community services

<b>Service / Facilities</b>	
Primary School	<p>Equivalent to 6 primary schools:</p> <ul style="list-style-type: none"> <li>• Westfield Primary School and Nursery</li> <li>• Greenway Primary and Nursery School</li> <li>• St Thomas More Catholic Primary School</li> <li>• Bridgewater Primary School</li> </ul>

	<ul style="list-style-type: none"> <li>• St Mary's C of E Primary School</li> <li>• The Thomas Coram C of E Junior School</li> <li>• Swing Gate Infant School and Nursery</li> <li>• Victoria C of E Infant and Nursery School</li> </ul>
Secondary School	1 School: <ul style="list-style-type: none"> <li>• Ashlyns School</li> </ul>
Independent School	<ul style="list-style-type: none"> <li>• Berkhamsted School (Castle Campus)</li> <li>• Berkhamsted School (Kings Campus)</li> <li>• Egerton-Rothesay School</li> </ul>
GP surgery	<ul style="list-style-type: none"> <li>• Gossoms End Surgery</li> <li>• Boxwell Road Surgery</li> <li>• Milton House Surgery</li> <li>• Manor Street Surgery</li> </ul>
Local library branch	<ul style="list-style-type: none"> <li>• Berkhamsted Library</li> </ul>
Emergency Services	Operational police station and Fire Station
Leisure Centre/swimming pool	✓
Dentist	✓
Pharmacy	✓
Children's centre	✓
Nursery	✓
Bank	✓
Community Centre	✓
Place of worship	✓
Public House / Restaurant	✓
Outdoor Play Area	✓

### 3.7 Transport

Vehicle availability by households (2011):	
% no vehicles	13.77
% one vehicle	43.28
% two vehicles	33.27
% three vehicles	7.42
% four or more vehicles	2.27
Average vehicles per household (2011)	1.42
Travel to work (2011):	
Working from home	10.19
Drive to work/passenger	55.43
Public transport	21.44
Cycle or walk	11.90
Nearest railway	Berkhamsted
Bus service/frequency	Very good

### 3.8 Berkhamsted Town Council comments

3.8.1 The Town Council has raised the following:

- Good to have a free first hour parking scheme, like Tring, in many car parks
- Town is deficient by 16.75 ha of leisure space (according to Open Space Study 2008)

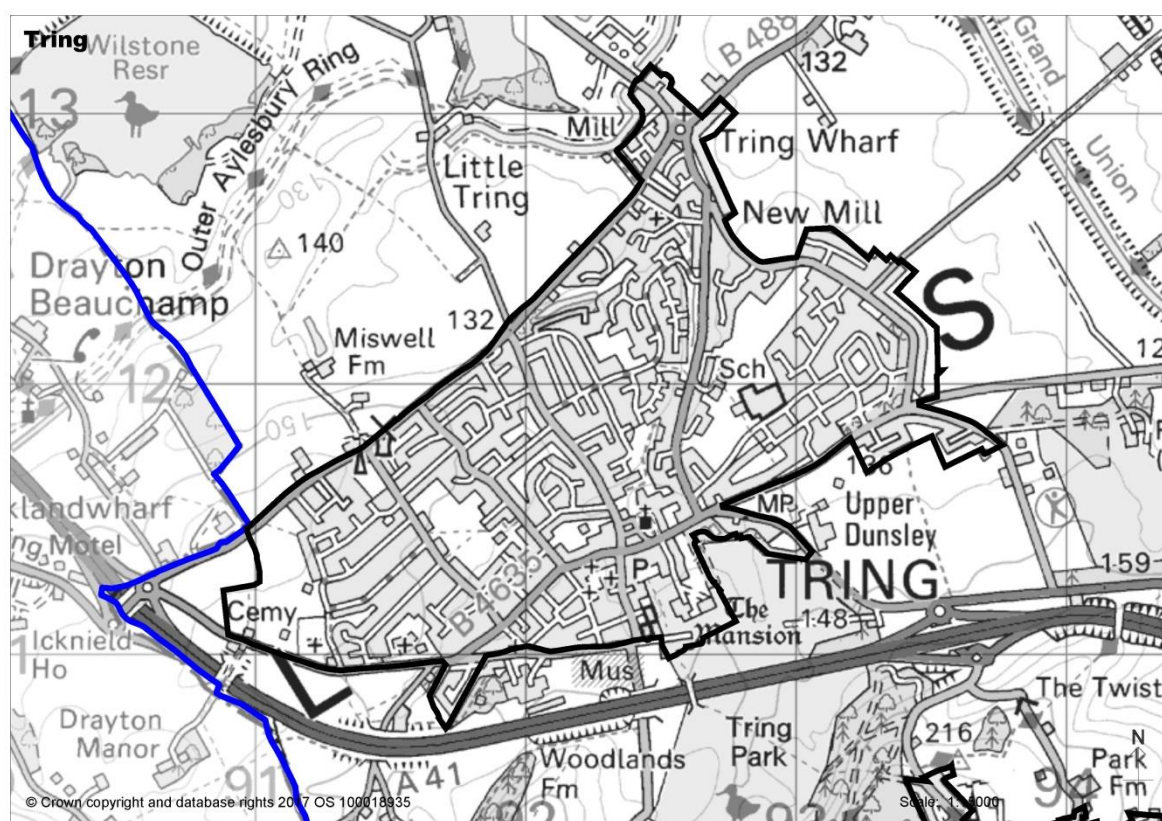
- The Town Council outlined their concerns in their 'Comments on the Local Development Framework' 2008 which they believe remain relevant and current. These are:
  - Future development of Berkhamsted should be Plan led and be driven by the needs of the local community.
  - Status of *Supplementary Planning Guidelines* should be enhanced.
  - Action needed to protect and enhance the waterside environment.
  - The infrastructure of the town is not fit for purpose in relation to current needs let alone any future housing development.
  - Lack of community facilities for the young and old alike identified as one of the most important issues facing Berkhamsted.
  - Our open spaces are in need of protection from infill developments both of public and privately owned land.
  - Protection of any wildlife corridors should form an important part of any assessment of housing site suitability.

### **3.9 Northchurch Parish Council Comments**

3.9.1 The Parish Council has raised the following:

- Car parking for both residents and visitors is inadequate
- The HCC decision to discontinue the Link Road between New Road and Billett Lane originally planned but now discontinued causing a major problem to the residents and the school. The Parish Council continues to seek help on this.
- The Council needs to give greater financial priority to the settlements outside Hemel Hempstead.

## 4 Tring



### 4.1 Demographics

Population:	
Population (2011)	11,713
Population (2001)	11,635
% change 2001-11	+0.7
Age breakdown (2011):	
0-15	2,392 (20%)
16-64	7,382 (63%)
65+	1,939 (17%)

### 4.2 Households and dwellings

<b>Households:</b>	
No. of households (2011)	4,829
No. of households (2001)	4,701
% change 2001-11	+2.7
Average household size (2011)	2.43
Household usual resident (2011)	11,487 (98.1%)
Communal establishment usual residents (2011)	226 (1.9%)
% of one person households (2011)	29.4
% of households with only people aged 65 and over (2011)	22.2
% of households with children (2011)	40.1
Accommodation type (2011):	
% detached house/bungalow	25.7
% semi-detached house/bungalow	29.8

% terraced	31.5
% flat	12.9
% caravan or other mobile/temp	0.1
Tenure of households (2011):	
% owner occupied	74.5
% rented	24.4
% shared ownership	0.25
<b>Dwellings:</b>	
All dwellings (2011)	4,960
Completions (net) 2006-2016	200
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	75
Key future housing proposal(s)	Local Allocation LA5 Icknield Way, west of Tring: 180-200 homes

### 4.3 Employment

Working age population (2015)	7,200 (61.0%)
Economic Activity (2011):	
% Economically active	74.9
% Economically inactive	25.1
Key employment areas	<ul style="list-style-type: none"> <li>• Akeman Street GEA</li> <li>• Brook Street GEA</li> <li>• Icknield Way GEA</li> </ul>
Key employment proposal(s)/allocations	Allocation E/1 extension to the Icknield Way GEA in association with Local Allocation LA5 for additional office space

### 4.4 Local Services

<b>Retailing/other services:</b>	
Town Centre	Yes
Local centre	Miswell Lane
Out of centre retailing	Good access to Tesco superstore outside of the town centre. The only petrol filling station in the town is subject to a planning application for retirement apartments.
Supermarket	✓
Local store(s)/post office	Yes within local centre.
Other retailing	The town and local centre support a reasonable range of retail and other services.
Other services	There is a reasonable range of food and drink outlets in the local centre.

### 4.5 Local community services

<b>Service / Facilities</b>	
Primary School	Equivalent to 3 schools: <ul style="list-style-type: none"> <li>• Dundale Primary and Nursery School</li> <li>• Grove Road Primary School</li> <li>• Bishop Wood C of E Junior School</li> <li>• Goldfield Infants and Nursery School</li> </ul>
Secondary School	1 School:

	<ul style="list-style-type: none"> <li>• Tring School.</li> </ul>
Independent School	Tring Park School for the Performing Arts
GP surgery	<ul style="list-style-type: none"> <li>• Rothschild House Surgery</li> <li>• The New Surgery</li> </ul>
Local library branch	Yes
Emergency Services	Operational Police Station and Fire Station
Leisure Centre/swimming pool	✓
Dentist	✓
Pharmacy	✓
Children's centre	✓
Nursery	✓
Bank	✓
Community Centre	✓
Place of worship	✓
Public House / Restaurant	✓
Outdoor Play Area	✓

## 4.6 Transport

Vehicle availability by households (2011):	
% no vehicles	12.8
% one vehicle	41.2
% two vehicles	35.6
% three vehicles	7.7
% four or more vehicles	2.7
Average vehicles per household (2011)	1.5
Travel to work (2011):	
Working from home	8.5
Drive to work/passenger	66.3
Public transport	11.0
Cycle or walk	13.1
Nearest railway	Tring station
Bus service/frequency	Very good

## 4.7 Tring Town Council comments

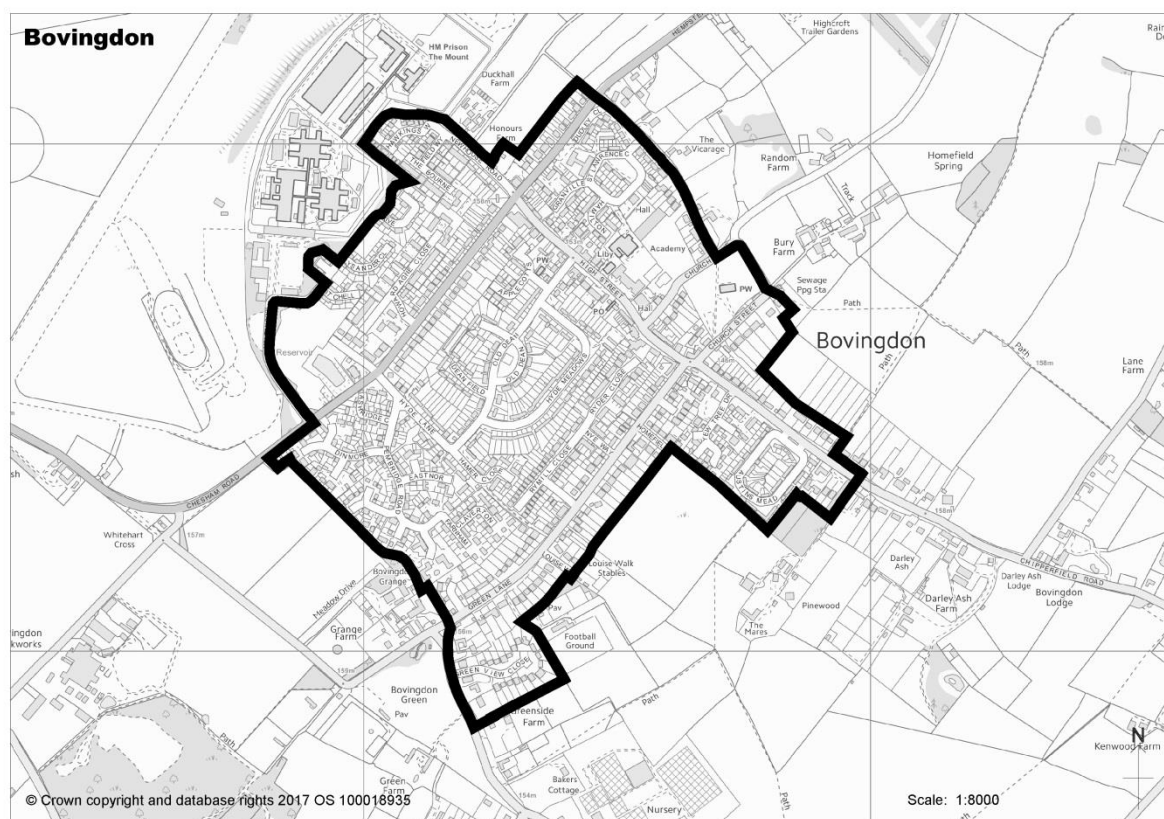
### 4.7.1 The Town Council has raised the following:

- Retail outlets are being replaced by restaurants and cafes. As a result the retail offering is rapidly becoming estate agents, charity shops and coffee shops. A bank has recently closed.
- There are several car parks serving the Town Centre, but these are coming under increasing pressure.
- The petrol filling station will be lost as a result of a housing development currently going through planning.
- A branch of one bank has recently closed. A second has reduced its hours of opening.
- There are two GP surgeries. The main surgery is in the west of the town on an enclosed site with very limited parking and no scope for expansion. There is very limited on street parking close by. It is one of the largest surgeries locally in terms of patient numbers with the doctor/patient ratio close to or exceeding the national guidance. The second surgery (in the town centre) was recently under threat of closure and has been 'saved' but only by a one year contract. Its future is still in doubt. There are no facilities to the east of the town.



- There is not a dentist in town that has disabled access.
- The local clinic was closed recently. There is no direct public transport access to the nearest hospitals – Stoke Mandeville and Watford.
- The closure of the main day-care provision for the elderly in the town is planned by Herts County Council. Two charitable organisations are establishing facilities that will fill some of the gap.
- At the secondary school there are facilities managed by Sportspace, including a swimming pool. The facilities are only available before 8:00am and after 4:30pm. The state of the swimming pool is very poor. Dacorum Borough is in the process of drawing up plans for a new facility. This will have a long lead-time and may not get approval from the School, who in turn has ideas for a large scale redevelopment to accommodate increasing pupil numbers. This has an even longer lead time.
- There are several flourishing sports clubs in Tring serving the local villages. There are insufficient sports pitches in relation to the Town's catchment area (recorded in previous planning studies). Traffic congestion on match days is an on-going problem.
  - Whilst in general there is a reasonable service there are some significant shortcomings:
  - No evening buses to (20:38) and from (19:45) Aylesbury – the nearest large town
  - The last bus from the station, which is over a mile from the town centre, is before 8:00pm. Later services would mean two additional bus journeys, increasing revenue that could subsidise other services. Later services would also reduce the chronic pressure on parking at the station
  - There are no direct services to the nearest hospitals
  - Poor services to and from the surrounding villages served by Tring.
- There are key medical services that are not available in the town. The local clinic was closed with services being provided across a range of sites in the town or by visiting nurses. These services are in turn being reduced.
- A range of services were provided at Gossoms End Rehabilitation Unit Inpatient Unit at Berkhamsted e.g. out-patient physiotherapy, speech & language therapists which is temporarily closed.
- Tring is a market town serving the surrounding villages. Public transport problems are magnified when considering the position in the villages.
- There is concern that local services particularly the secondary school, which is now an academy, and GP surgeries will be unable to cope with increasing demand from developments such as LA5.
- Parking is a critical issue now – in the west of the town there is no public parking. The age of properties in the Tring Triangle means houses have no off-street parking in narrow roads. The parking standards are woefully inadequate so parking for modern developments spills out onto local streets. There is no investment in the alternative transport infrastructure, including footpaths and cycleways, to provide the necessary sustainable solution.
- Local community transport e.g. CAD's community cars service is compromised by a lack of volunteers (It was suggested that advertising the need would generate interest and encourage drivers to come forward).

## 5 Bovingdon



### 5.1 Demographics

Population:	
Population (2011)	4,789
Population (2001)	4,611
% change	+3.9
Age breakdown (2011):	
0-15	808 (16.9%)
16-64	3,260 (68%)
65+	719 (15%)

### 5.2 Households and dwellings

<b>Households:</b>	
No. of households (2011)	1,722
No. of households (2001)	1,621
% change 2001-11	+6.2
Average household size (2011)	2.78
Household usual resident (2011)	4,039 (84.3%)
Communal establishment usual residents (2011)	750 (15.7%)
% of one person households (2011)	29.6
% of households with only people aged 65 and over (2011)	22.8
% of households with children (2011)	40.1
Households type (2011):	
% detached house/bungalow	26.5
% semi-detached house/bungalow	30.8

% terraced	22.6
% flat	19.8
% caravan or other mobile/temp	0.3
Tenure of households (2011):	
% owner occupied	74.8
% rented	23.9
% shared ownership	0.5
<b>Dwellings:</b>	
All dwellings (2011)	1,760
Completions (net) 2006-2016	27
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	17
Key housing proposals and allocations	LA6 Chesham Road/Molyneaux Avenue: 60 homes

### 5.3 Employment

Working age population (2015)	3,400 (66.7%)
Economic Activity (2011):	
% Economically active	65.7
% Economically inactive	34.3
Key employment areas	<ul style="list-style-type: none"> <li>EH Smiths (Bovingdon Brickworks GEA)</li> </ul>

### 5.4 Local Services

<b>Retailing/other services:</b>	
Local centre	Yes
Out of centre retailing	n/a
Supermarket	x
Local store/post office	Yes within local centre. Planning permission has been granted for a Tesco Express in the High Street – awaiting building works to commence.
Other retailing	The local centre supports a modest range of retail and other services.
Other services	There is a modest range of food and drink outlets in the local centre.

### 5.5 Local community services

<b>Service / Facilities</b>	
Primary School	Bovingdon Primary Academy
Secondary School	n/a
Independent School	n/a
GP surgery	<ul style="list-style-type: none"> <li>Longmeadow Surgery</li> <li>Archway Surgery</li> </ul>
Local library branch	Yes
Other service or facilities	<ul style="list-style-type: none"> <li>Two churches.</li> <li>There is a range of halls available but no dedicated community centre.</li> <li>There is a reasonable range of sports and leisure facilities available in the village, except allotments.</li> </ul>
Facilities used outside of the Borough	<ul style="list-style-type: none"> <li>Watford Hospital</li> </ul>

	<ul style="list-style-type: none"><li>• St Albans Hospital</li><li>• Police station</li></ul>
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## 5.6 Transport

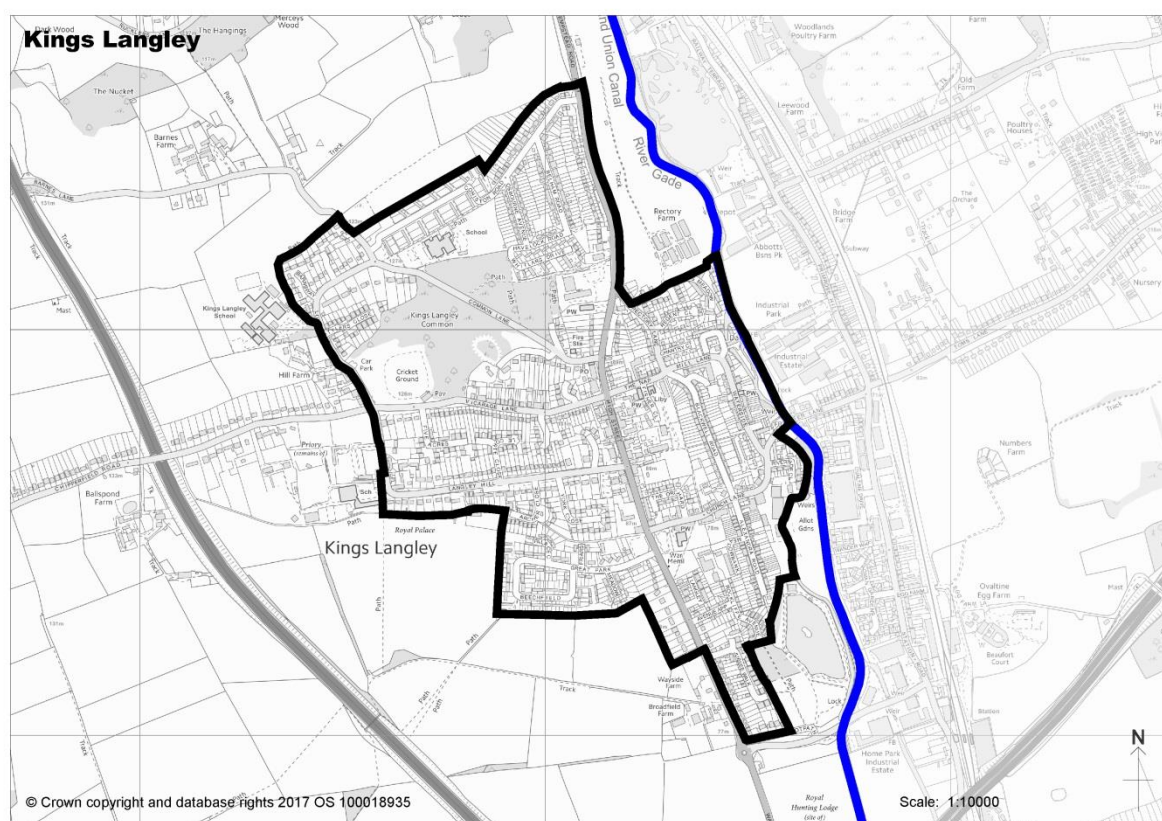
Vehicle availability by households (2011):	
% no vehicles	9.9
% one vehicle	38.3
% two vehicles	38.6
% three vehicles	9.8
% four or more vehicles	3.5
Average vehicles per household (2011)	1.61
Travel to work (2011):	
Working from home	8.6
Drive to work/passenger	66.2
Public transport	10.4
Cycle or walk	13.4
Nearest railway	Hemel Hempstead station
Bus service/frequency	Good

## 5.7 Bovingdon Parish Council comments

5.7.1 The Parish Council has raised the following:

- Parking to access shops as a major issue due to lack of parking provision within the High Street.
- Lack of parking in village centre.
- There is a need to provide allotments (the nearest being in Chipperfield).
- There is a need for an indoor community sports facility.
- Overall bus service is poor – no service after 18.30 weekdays and no service on Sundays.

## 6 Kings Langley



### 6.1 Demographics

Population:	
Population (2011)	5,952
Population (2001)	4,942
% change 2001-11	+20.4
Age breakdown (2011):	
0-15	1,209 (20%)
16-64	3,846 (65%)
65+	898 (15%)

### 6.2 Households and dwellings

<b>Households:</b>	
No. of households (2011)	2,535
No. of households (2001)	2,092
% change 2001-11	+21.2
Average household size (2011)	2.35
Household usual resident (2011)	5,923 (99.5%)
Communal establishment usual residents (2011)	29 (0.5%)
% of one person households (2011)	30.3
% of households with only people aged 65 and over (2011)	19.6
% of households with children (2011)	39.8
Households type (2011):	
% detached house/bungalow	27.8
% semi-detached house/bungalow	27.8

% terraced	15.5
% flat	28.9
% caravan or other mobile/temp	0.1
Tenure of households (2011):	
% owner occupied	69.5
% rented	28.0
% shared ownership	1.5
<b>Dwellings:</b>	
All dwellings (2011)	2,601
Completions (net) 2006-2016	52
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	16
Key housing proposals	n/a

### 6.3 Employment

Working age population (2015)	3,900
Economic Activity (2011):	
% Economically active	78.0
% Economically inactive	22.0
Key employment areas	<ul style="list-style-type: none"> <li>• Sunderlands Yard</li> <li>• There are a number of employment opportunities immediately across the Borough boundary in Three Rivers district.</li> </ul>

### 6.4 Local Services

<b>Retailing/other services:</b>	
Local centre	Yes
Out of centre retailing	Good access to retail park / Sainsbury superstore in Apsley.
Supermarket	x
Local store(s)/post office	Yes within local centre.
Other retailing	The local centre supports a reasonable range of retail and other services.
Other services	There is a reasonable range of food and drink outlets in the local centre.

### 6.5 Local community services

<b>Service / Facilities</b>	
Primary School	Kings Langley Primary School
Secondary School	Kings Langley School
Independent School	Rudolf Steiner School
GP surgery	<ul style="list-style-type: none"> <li>• The Nap Surgery</li> <li>• Haverfield Surgery</li> </ul>
Local library branch	Yes
Other service or facilities	<ul style="list-style-type: none"> <li>• Three churches.</li> <li>• There is a range of halls available within the village.</li> <li>• There is a reasonable range of sports and leisure facilities available in the village.</li> </ul>

## 6.6 Transport

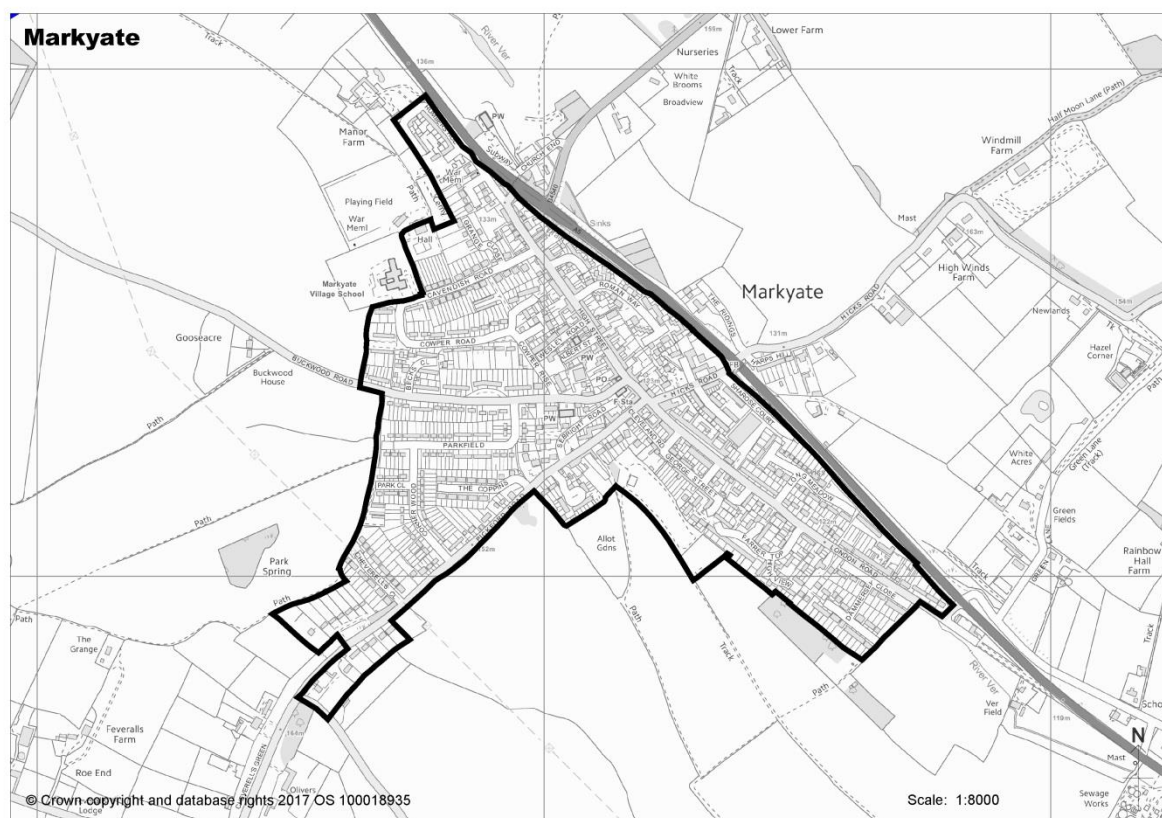
Vehicle availability by households (2011):	
% no vehicles	11.5
% one vehicle	42.4
% two vehicles	35.5
% three vehicles	7.3
% four or more vehicles	3.3
Average vehicles per household (2011)	1.5
Travel to work (2011):	
Working from home	8.5
Drive to work/passenger	66.1
Public transport	15.7
Cycle or walk	9.0
Nearest railway	Kings Langley station
Bus service/frequency	Very good

## 6.7 Kings Langley Parish Council comments

6.7.1 The Parish Council has raised the following:

- The library has limited opening hours and will shortly be operated by volunteers.
- Scout and guide groups, but no youth club.
- No early morning or evening bus service.

## 7 Markyate



### 7.1 Demographics

Population:	
Population (2011)	2,939
Population (2001)	2,749
% change	+6.9
Age breakdown (2011):	
0-15	586 (20.0%)
16-64	1956 (66.8%)
65+	387 (13.2%)

### 7.2 Households and dwellings

<b>Households:</b>	
No. of households (2011)	1,265
No. of households (2001)	1,178
% change 2001-11	+7.39
Average household size (2011)	2.32
Household usual resident (2011)	2,937 (99.9%)
Communal establishment usual residents (2011)	3 (0.1%)
% of one person households (2011)	29.9
% of households with only people aged 65 and over (2011)	17.5
% of households with children (2011)	39.8
Households type (2011):	
% detached house/bungalow	13.5



% semi-detached house/bungalow	35.9
% terraced	36.8
% flat	13.7
% caravan or other mobile/temp	0.1
Tenure of households (2011):	
% owner occupied	67.5
% rented	31.4
% shared ownership	0.3
<b>Dwellings:</b>	
All dwellings (2011)	1,291
Completions (net) 2006-2016	150
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	14
Key housing proposals	Hicks Road: 75 homes

### 7.3 Employment

Working age population (2011)	2,162
Economic Activity (2011):	
% Economically active	79.1
% Economically inactive	20.9
Key employment areas	Sharose Court

### 7.4 Local Services

<b>Retailing/other services:</b>	
Local centre	Yes
Out of centre retailing	n/a
Supermarket	x
Local store(s)/post office	Yes within local centre.
Other retailing	The local centre supports a small range of retail and other services.
Other services	There is a limited range of food and drink outlets in the local centre.

### 7.5 Local Community Services

<b>Service / Facilities</b>	
Primary School	Markyate Village School and nursery
Secondary School	x
Independent School	Beechwood Park School
GP surgery	Markyate Surgery
Local library branch	x

### 7.6 Transport

Vehicle availability by households (2011):	
% no vehicles	10.8
% one vehicle	42.1
% two vehicles	34.3
% three vehicles	9.6
% four or more vehicles	3.3
Average vehicles per household (2011)	1.5
Travel to work (2011):	
%Working from home	6.2
%Drive to work/passenger	78.3
%Public transport	9.7

%Cycle or walk	5.0
Nearest railway	Luton Station or Harpenden Station
Bus service/frequency	Very good

## **7.7 Markyate Parish Council comments**

7.7.1 No response received.

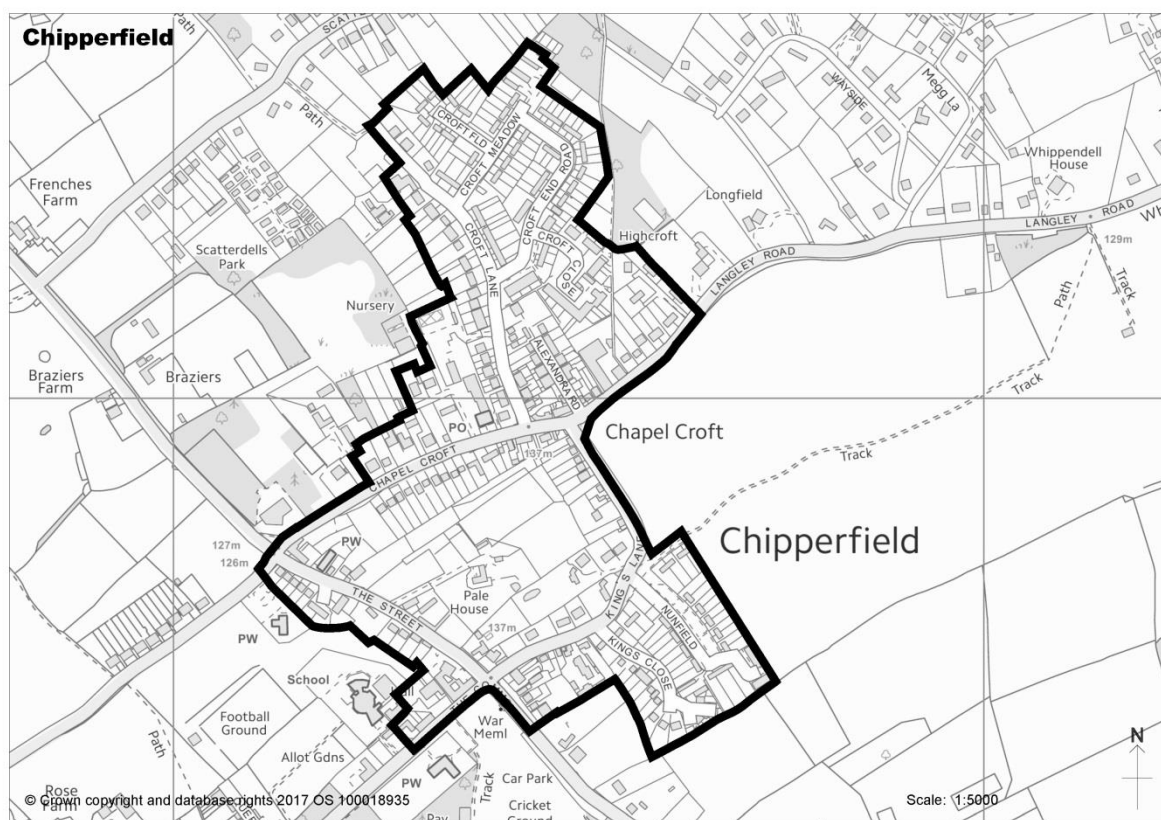
## 8 Chipperfield

### 8.1 Introduction

8.1.1 The village of Chipperfield falls in the Civil Parish of Chipperfield. It is identified as a small selected village within the Green Belt (Policy CS7) and has a population of 1,500 (in 2011). The village sits to the south of the Borough close to the boundary with Three Rivers district. It lies broadly equidistant between Bovington to the west and Kings Langley to the east.

8.1.2 The immediate village is generally compact in nature although there is significant ribbon development on its outskirts along Langley Road, Tower Hill, Waterside and Scatterdell Lane. Adjoining the village on its south edge is Chipperfield Common. The Conservation Area (Policy CS27) is extensive covering the southern half of Chipperfield, parts of Tower Hill and all of Chipperfield Common.

8.1.3 For its size the village possesses a good number of local services and facilities including a village shop/post office, public houses, primary school, three churches, a sports pavilion, playing fields and allotments. It also benefits from a garden centre and car dealership.



### 8.2 Demographics

Population:	
Population (2011)	1,500
Population (2001)	1,528
% change	-1.8
Age breakdown (2011):	
0-15	283 (18.9%)

16-64	896 (59.7%)
65+	318 (21.2%)

### 8.3 Households and dwellings

<b>Households:</b>	
No. of households (2011)	630
No. of households (2001)	615
% change 2001-11	+2.44
Average household size (2011)	2.38
Household usual resident (2011)	1,500 (100%)
Communal establishment usual residents (2011)	0
% of one person households (2011)	28.6
% of households with only people aged 65 and over (2011)	28.1
% of households with children (2011)	39.5
Households type (2011):	
% detached house/bungalow	46.5
% semi-detached house/bungalow	24.2
% terraced	17.4
% flat	8.3
% caravan or other mobile/temp	3.5
Tenure of households (2011):	
% owner occupied	79.1
% rented	19.0
% shared ownership	0.3
<b>Dwellings:</b>	
All dwellings (2011)	650
Completions (net) 2006-2016	23
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	1
Key housing proposals	n/a

### 8.4 Employment

Working age population (2011)	1,064
Economic Activity (2011):	
% Economically active	69.26
% Economically inactive	30.65
Key employment areas	n/a

### 8.5 Local Services

<b>Retailing/other services:</b>	
Local centre	n/a
Out of centre retailing	n/a
Supermarket	x
Local store/post office	Yes within the Garden Scene garden centre.
Other retailing	<ul style="list-style-type: none"> <li>• There are two garden centres within and close to the village.</li> <li>• There are two car dealerships within and close to the village.</li> </ul>
Other services	There are a number of public houses and restaurants within the village.

## 8.6 Local Community Services

Service / Facilities	
Primary School	St Pauls Church of England Voluntary Aided Primary School
Secondary School	x
Independent School	x
GP surgery	x
Local library branch	x

## 8.7 Transport

Vehicle availability by households (2011):	
% no vehicles	6.8
% one vehicle	33.2
% two vehicles	39.5
% three vehicles	13.0
% four or more vehicles	7.5
Average vehicles per household (2011)	1.8
Travel to work (2011):	
Working from home	10.0
Drive to work/passenger	71.9
Public transport	12.0
Cycle or walk	5.6
Nearest railway	Kings Langley Station
Bus service/frequency	Limited

## 8.8 Chipperfield Parish Council Comments

8.8.1 No response received.

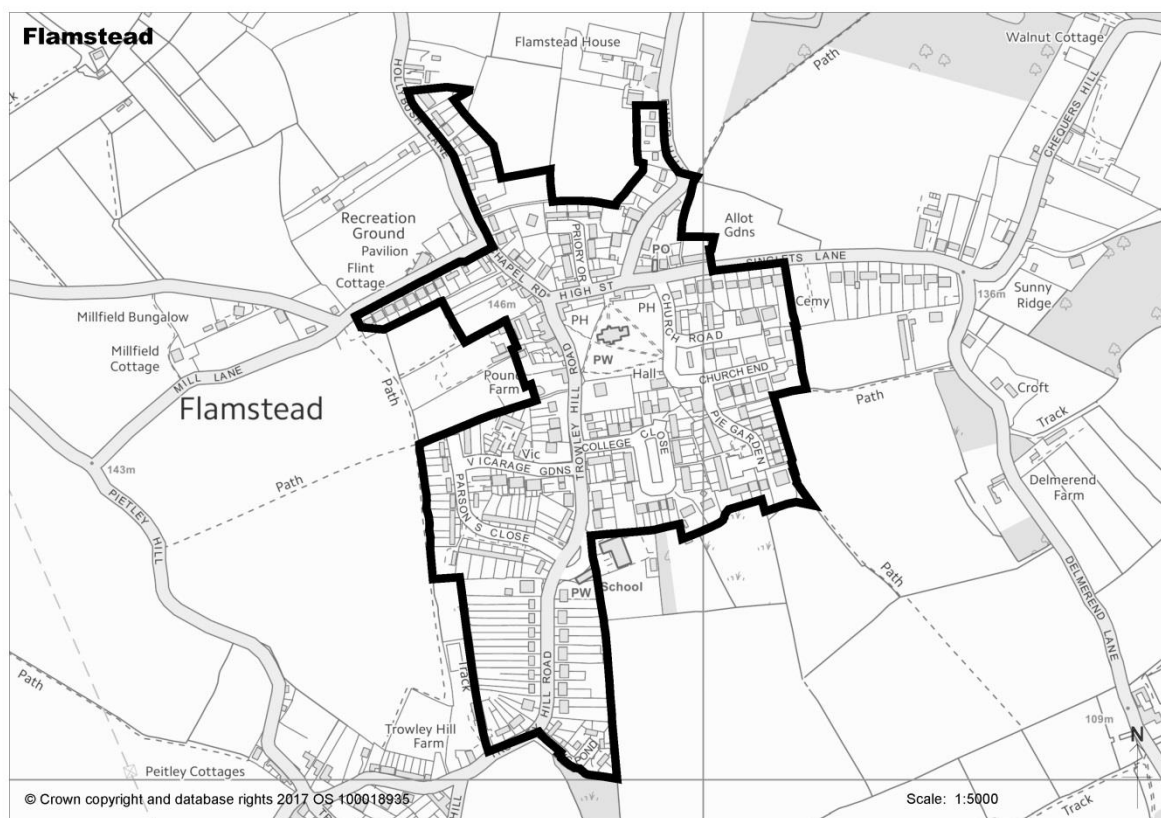
## 9 Flamstead

### 9.1 Introduction

9.1.1 Flamstead falls in the Civil Parish of Flamstead. It is identified as a small selected village within the Green Belt (Policy CS7) (population 1088). The village sits to the north east of the Borough close to the boundary with St Albans district and Bedfordshire. It is accessed off the A5 which also links it Markyate in a north westerly direction and J9 of the M1 to the east. The A5 also accommodates a number of commercial developments.

9.1.2 The village is generally compact in nature and is broadly centred on the parish church. The Chilterns Area of Outstanding Natural Beauty (Policy CS24) wraps around the settlement's western edge.

9.1.3 The village possesses a reasonable number of local services and facilities including a village shop (post office), public house/cafe, primary school, church, sports pavilion, and playing fields. Outside the village



### 9.2 Demographics

Population:	
Population (2011)	1,088
Population (2001)	1,165
% change	-6.6
Age breakdown (2011):	
0-15	229 (21%)
16-64	647 (59%)
65+	212 (19%)

### 9.3 Households and dwellings

<b>Households:</b>	
No. of households (2011)	456
No. of households (2001)	452
% change 2001-11	+0.88
Average household size (2011)	2.39
Household usual resident (2011)	1,088 (100%)
Communal establishment usual residents (2011)	0
% of one person households (2011)	26.5
% of households with only people aged 65 and over (2011)	24.6
% of households with children (2011)	39.5
Households type (2011):	
% detached house/bungalow	37.3
% semi-detached house/bungalow	33.6
% terraced	22.0
% flat	6.7
% caravan or other mobile/temp	0.5
Tenure of households (2011):	
% owner occupied	76.3
% rented	21.5
% shared ownership	0.2
<b>Dwellings:</b>	
All dwellings (2011)	464
Completions (net) 2006-2016	0
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	1
Key housing proposals	n/a

### 9.4 Employment

Working age population (2011)	767
Economic Activity (2011):	
% Economically active	74.84
% Economically inactive	25.29
Key employment areas	n/a

### 9.5 Local Services

<b>Retailing/other services:</b>	
Local centre	n/a
Out of centre retailing	n/a
Supermarket	x
Local store/post office	Yes, post office is within local shop
Other retailing	There are a good range of shops and services for a village of this size.
Other services	There is a good offering of public houses, and food outlets within the village.

### 9.6 Local Community Services

<b>Service / Facilities</b>	
Primary School	Flamstead Village School
Secondary School	x

Independent School	x
GP surgery	x
Local library branch	x

## 9.7 Transport

Vehicle availability by households (2011):	
% no vehicles	7.2
% one vehicle	33.1
% two vehicles	43.0
% three vehicles	10.3
% four or more vehicles	6.4
Average vehicles per household (2011)	1.8
Travel to work (2011):	
Working from home	13.7
Drive to work/passenger	69.0
Public transport	11.8
Cycle or walk	5.6
Nearest railway	Harpenden Station
Bus service/frequency	Good

## 9.8 Flamstead Parish Council comments

9.8.1 Limited parking outside convenience store

9.8.2 There is no dedicated meeting room although it is possible to hold a meeting in the village hall.

9.8.3 No Youth facilities

9.8.4 No elderly facilities although the Methodist Chapel hosts a weekly coffee morning

9.8.5 There is a sports pavilion which requires replacing. It is on the recreation ground where cricket and football are played. There is a cricket club in Flamstead but the Youth football has ceased to be for the time being although a Harpenden Club is currently using the pitches.

9.8.6 There is a small playground and a tennis court with lines marked out for other sports.

9.8.7 The school open air pool was closed 2015 as the Head Teacher did not want to keep it open any more.

9.8.8 Re bus service, there is no cancellation information on boards; expensive bus service

9.8.9 What is desperately needed is a regular service to Harpenden as all secondary state school children go to Harpenden schools. The current bus service for the schools runs once a day each way and takes up to 40 mins to do a 10 minute journey and there is no allowance for pupils doing after school activities. It is a totally hopeless service.

9.8.10 Few people go to Luton or Hemel and would prefer Harpenden and St Albans

9.8.11 Lack of services for youth and elderly. Before children can drive themselves there is huge reliance on parental taxi service as the buses do not go to Harpenden. Once the children begin school in Harpenden, that is where their friends tend to be and so it is impossible to get there easily.

9.8.12 A regular small bus would be a great addition.

9.8.13 Broadband speed is woeful.



9.8.14 HGV lorries need to be prevented from passing through the village (farm vehicles excepted) as there have been many recent accidents of lorries damaging property and getting stuck where they have followed SAT NAVS inappropriately.

9.8.15 The egress on the A5 is dangerous and a concern for all residents.

## 10 Potten End

10.1.1 Potten End falls in the Civil Parish of Nettleden with Potten End. It is identified as a small selected village within the Green Belt (Policy CS7) (population 1,368) that sits between Berkhamsted and Hemel Hempstead (the latter being the closest).

10.1.2 The village is generally compact in nature broadly centred around the village green/pond (The Green), although there is ribbon development along Water End Road /Potten End Hill. The Chilterns Area of Outstanding Natural Beauty (Policy CS24) wraps around the settlement’s northern, southern and western edges.

10.1.3 The village possesses a small number of local services and facilities including a general store/newsagents, public houses, primary school, church, allotments, and playing fields.



## 10.2 Demographics

Population:	
Population (2011)	1,368
Population (2001)	1,340
% change	+2.1
Age breakdown (2011):	
0-15	247 (18%)
16-64	830 (61%)
65+	292 (21%)

### 10.3 Households and dwellings

<b>Households:</b>	
No. of households (2011)	551
No. of households (2001)	526
% change 2001-11	+4.75
Average household size (2011)	2.48
Household usual resident (2011)	1,359 (99.3%)
Communal establishment usual residents (2011)	9 (0.7%)
% of one person households (2011)	22.5
% of households with only people aged 65 and over (2011)	28.3
% of households with children (2011)	36.8
Households type (2011):	
% detached house/bungalow	57.2
% semi-detached house/bungalow	26.2
% terraced	11.4
% flat	4.6
% caravan or other mobile/temp	0.7
Tenure of households (2011):	
% owner occupied	79.0
% rented	19.8
% shared ownership	0
<b>Dwellings:</b>	
All dwellings (2011)	568
Completions (net) 2006-2016	3
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	1
Key housing proposals	n/a

### 10.4 Employment

Working age population (2011)	977
Economic Activity (2011):	
% Economically active	68.48
% Economically inactive	31.53
Key employment areas	n/a

### 10.5 Local Services

<b>Retailing/other services:</b>	
Local centre	x
Out of centre retailing	x
Local store/post office	Local shop but not post office
Other retailing	There is limited retail offer in the village
Other services	There are a few public houses/restaurants within the village.

### 10.6 Local Community Services

<b>Service / Facilities</b>	
Primary School	Potten End Church of England Primary School
Secondary School	x
Independent School	x

GP surgery	x
Local library branch	x
Other service or facilities	x

### 10.7 Transport

Vehicle availability by households (2011):	
% no vehicles	6.5
% one vehicle	29.8
% two vehicles	44.3
% three vehicles	12.9
% four or more vehicles	6.7
Average vehicles per household (2011)	1.9
Travel to work (2011):	
Working from home	15.2
Drive to work/passenger	64.6
Public transport	13.7
Cycle or walk	5.5
Nearest railway	Berkhamsted Station
Bus service/frequency	Limited

### 10.8 Nettleden with Potten End Parish Council Comments

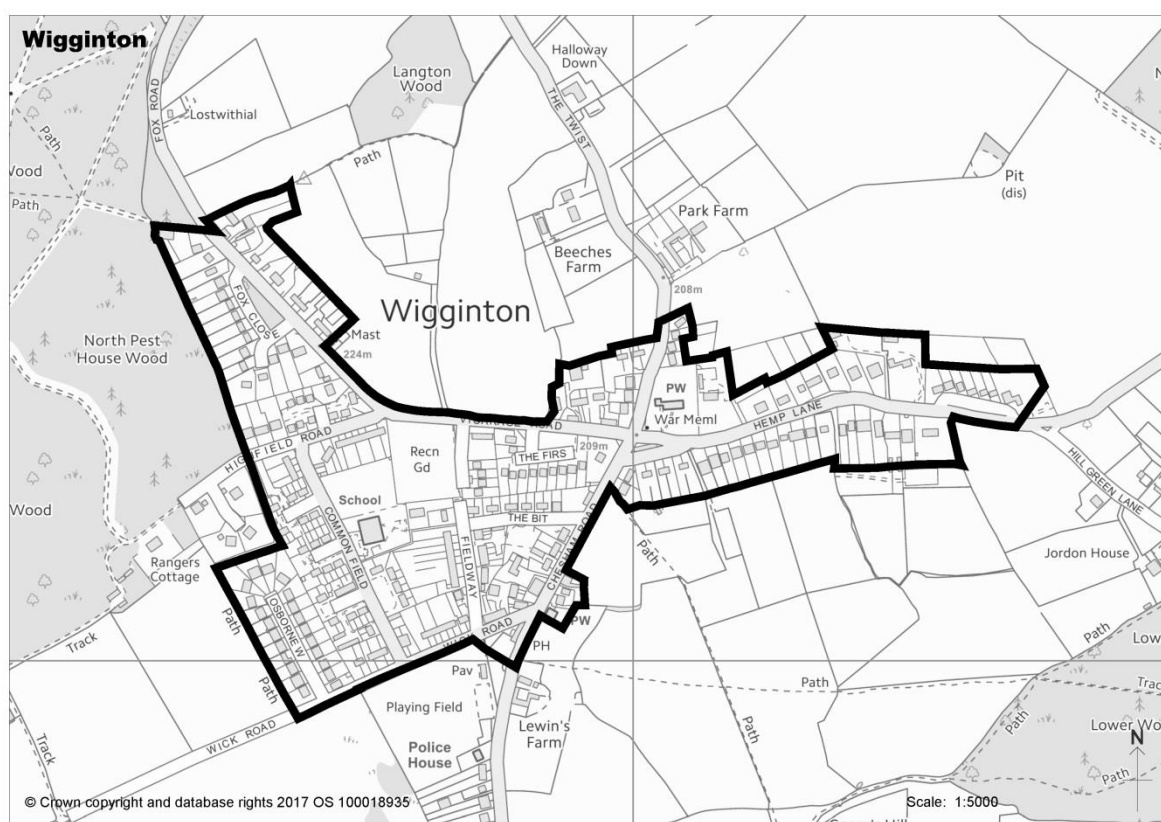
10.8.1 No comments received

## 11 Wigginton

11.1.1 Wigginton falls in the Civil Parish of Wigginton. It is identified as a small selected village within the Green Belt (Policy CS7) (population 933) that sits between Berkhamsted and Tring (the latter being the closest). The village can be accessed immediately from the A41 or the A4251.

11.1.2 The village is compact in nature broadly centred around the cross roads with The Twist / Hemp Lane / Vicarage Road / Chesham Road. The village occupies an elevated location within the Chilterns Area of Outstanding Natural Beauty (Policy CS24). On its western edge lies Tring Park which is a registered historic park (Policy CS27).

11.1.3 The village possesses a small number of local services and facilities including a primary school, church, playing fields, village hall and allotments. There is limited public transport access.



## 11.2 Demographics

Population:	
Population (2011)	933
Population (2001)	875
% change	+6.6
Age breakdown (2011):	
0-15	202 (22%)
16-64	571 (61%)
65+	160 (17%)

### 11.3 Households and dwellings

<b>Households:</b>	
No. of households (2011)	374
No. of households (2001)	356
% change 2001-11	+5.06
Average household size (2011)	2.49
Household usual resident (2011)	930 (99.7%)
Communal establishment usual residents (2011)	2 (0.2%)
% of one person households (2011)	22.2
% of households with only people aged 65 and over (2011)	21.7
% of households with children (2011)	42.2
Households type (2011):	
% detached house/bungalow	44.6
% semi-detached house/bungalow	36.5
% terraced	12.9
% flat	3.9
% caravan or other mobile/temp	1.8
Tenure of households (2011):	
% owner occupied	77.8
% rented	20.6
% shared ownership	0.8
<b>Dwellings:</b>	
All dwellings (2011)	381
Completions (net) 2006-2016	3
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	0
Key housing proposals	n/a

### 11.4 Employment

Working age population (2011)	665
Economic Activity (2011):	
% Economically active	72.93
% Economically inactive	27.07
Key employment areas	n/a

### 11.5 Local Services

<b>Retailing/other services:</b>	
Local centre	x
Out of centre retailing	x
Local store/post office	x
Other retailing	There is no retail offer in the village
Other services	There is one public house in the village.

### 11.6 Local Community Services

<b>Service / Facilities</b>	
Primary School	Wigginton Primary School
Secondary School	x
Independent School	x
GP surgery	x
Local library branch	x

Other service or facilities	x
-----------------------------	---

### 11.7 Transport

Vehicle availability by households (2011):	
% no vehicles	9.1
% one vehicle	31.0
% two vehicles	41.7
% three vehicles	13.6
% four or more vehicles	4.6
Average vehicles per household (2011)	1.8
Travel to work (2011):	
Working from home	11.9
Drive to work/passenger	70.6
Public transport	11.2
Cycle or walk	6.1
Nearest railway	Tring Station
Bus service/frequency	Reasonable

### 11.8 Wigginton Parish Council Comments

11.8.1 Completed questionnaire received but no additional comments.

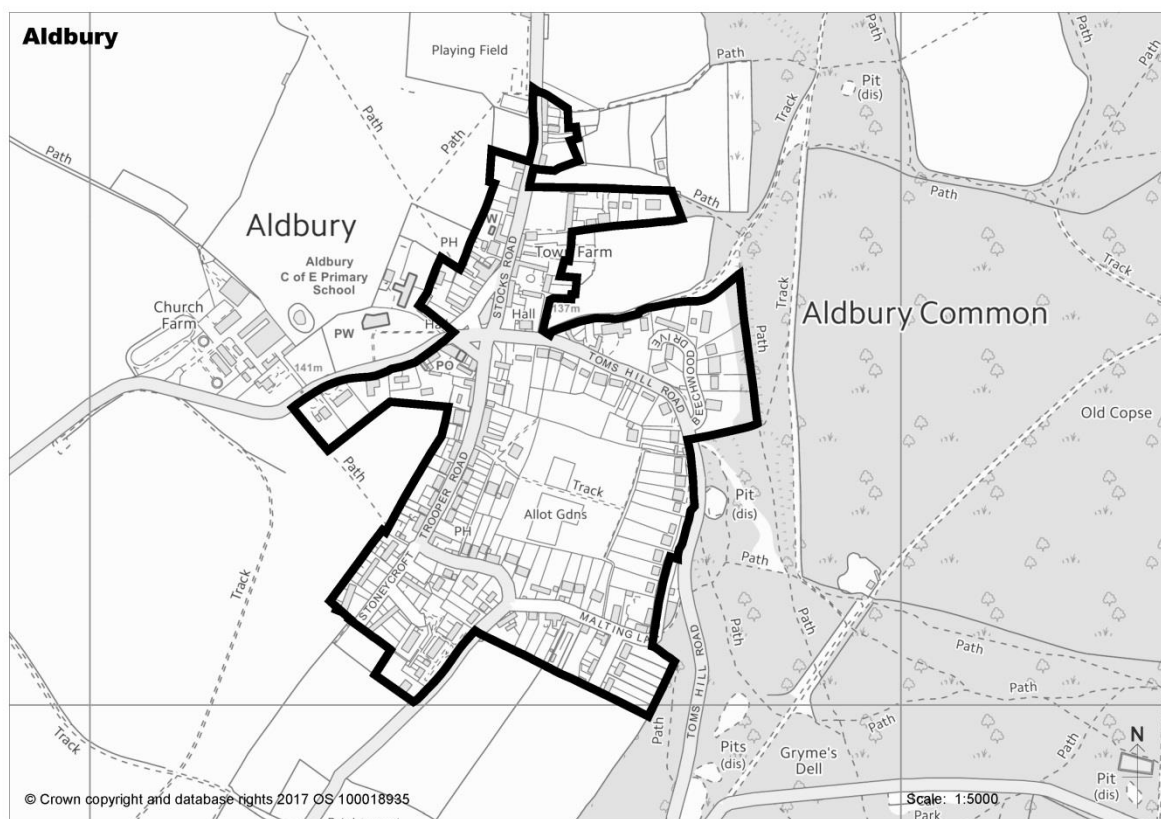
## 12 Aldbury

### 12.1 Introduction

12.1.1 Aldbury lies in the Civil Parish of Aldbury. It is identified as a small selected village within the Rural Area (Policy CS7) (population 611) that is located between Berkhamsted and Tring. The village lies at the foot of the Chilterns Hill within the Chilterns Area of Outstanding Natural Beauty (Policy CS24).

12.1.2 The village is compact in nature broadly centred around the cross roads with Station Road / Toms Hill Road / Trooper Road / Stocks Road. Much of Aldbury is covered by the Conservation Area (Policy CS27) and Area of Archaeological Significance. On its eastern edge lies Aldbury Common which is a designated Site of Special Scientific Interest **and Nature Reserve**.

12.1.3 The village possesses a small number of local services and facilities including a primary school, church with hall and village hall, playing fields, allotments, convenience store and public houses. The public transport provision is categorised as Reasonable (although borderline 'reasonable' / 'limited'). The parish council describes it as 'limited'.





## 12.2 Demographics

Population:	
Population (2011)	611
Population (2001)	659
% change	-7.3
Age breakdown (2011):	
0-15	124 (20.3%)
16-64	389 (63.7%)
65+	99 (16.2%)

## 12.3 Households and dwellings

<b>Households:</b>	
No. of households (2011)	251
No. of households (2001)	266
% change 2001-11	-5.6*
Average household size (2011)	2.43
Household usual resident (2011)	611 (100%)
Communal establishment usual residents (2011)	0
% of one person households (2011)	26.7
% of households with only people aged 65 and over (2011)	21.5
% of households with children (2011)	38.7
Households type (2011):	
% detached house/bungalow	32.7
% semi-detached house/bungalow	27.3
% terraced	32.7
% flat	6.9
% caravan or other mobile/temp	0
Tenure of households (2011):	
% owner occupied	69.7
% rented	27.5
% shared ownership	0
<b>Dwellings:</b>	
All dwellings (2011)	260
Completions (net) 2006-2016	0
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	1
Key housing proposals	n/a

\*The fall in the number of households is due to a statistical anomaly rather than to physical changes on the ground. This may be due to a change in the geographical area included in the HCC data for Aldbury, or to the anomisation of census data that often happens in very small areas.

## 12.4 Employment

Working age population (2011)	443
Economic Activity (2011):	
% Economically active	74.3
% Economically inactive	25.1
Key employment areas	n/a

## 12.5 Local Services

<b>Retailing/other services:</b>	
Local centre	x

Out of centre retailing	x
Local store/post office	Yes, the post office is within the village shop
Other retailing	There is no other retail offer in the village
Other services	There are two public houses in the village.

## 12.6 Local Community Services

Service / Facilities	
Primary School	Aldbury Church of England Primary School
Secondary School	x
Independent School	x
GP surgery	x
Local library branch	x
Other service or facilities	x

## 12.7 Transport

Vehicle availability by households (2011):	
% no vehicles	8.4
% one vehicle	39.0
% two vehicles	37.9
% three vehicles	9.6
% four or more vehicles	5.6
Average vehicles per household (2011)	1.7
Travel to work (2011):	
Working from home	10.7
Drive to work/passenger	59.9
Public transport	19.9
Cycle or walk	9.1
Nearest railway	Tring Station
Bus service/frequency	Limited

## 12.8 Wigginton Parish Council Comments

12.8.1 The parking area outside the village shop is also used by parents dropping and collecting children at school and by village hall users so at certain times is very busy.

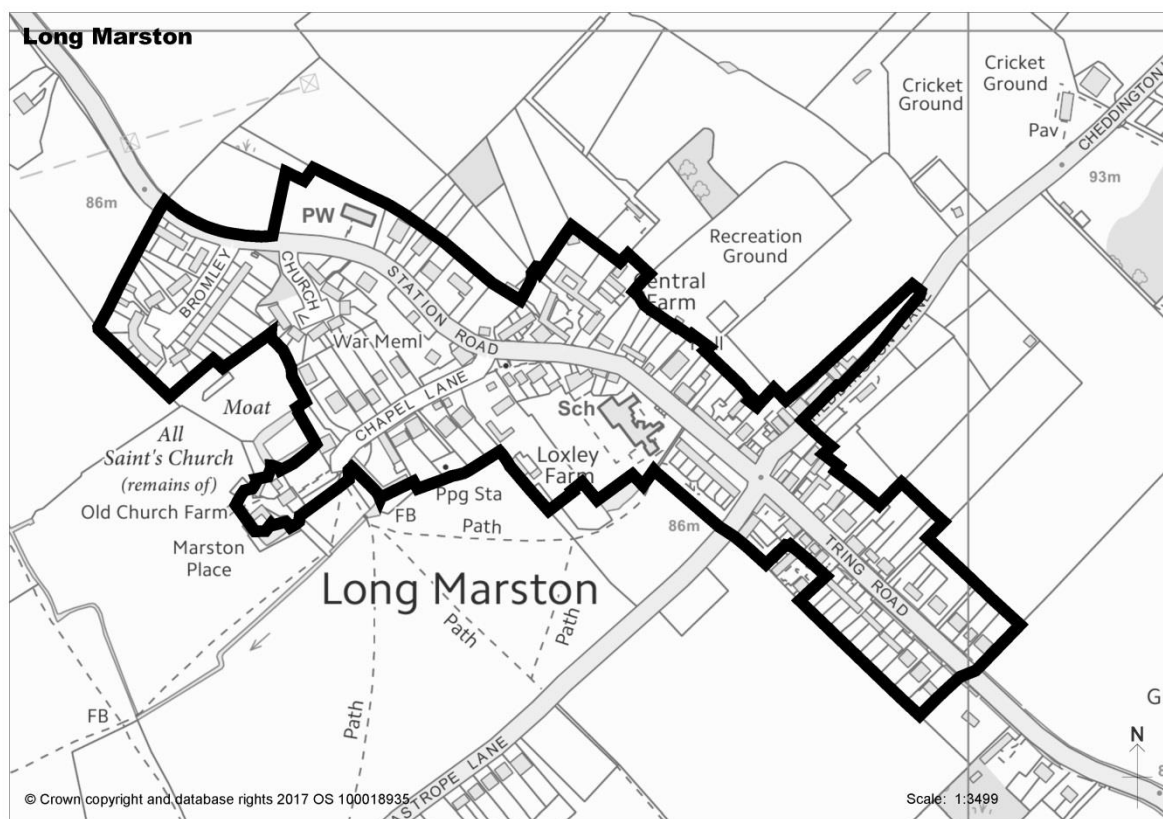
## 13 Long Marston

### 13.1 Introduction

13.1.1 Long Marston lies in the Civil Parish of Tring Rural and is located close to the Buckinghamshire county boundary. It is defined as a small selected village in the Rural Area (Policy CS7) (population 557). It is situated north of Tring and the village of Wilstone and a number of small hamlets (Puttenham, Astrope and Gubblecote). The village is linear in character and chiefly overlaps Tring Road and Station Road. A Conservation Area and an Area of Archaeological Significance (Policy CS27) cover most of the village area.

13.1.2 To the south are the Aylesbury and Wendover Arms of the Grand Union Canal.

13.1.3 The village supports very few local services and facilities. These include a primary school, community hall, church, and recreation and cricket grounds. A small traveller site (6 pitches) can be found nearby to the north-east of Long Marston on Cheddington Lane. There are some local employment opportunities on the Marsworth Airfield site (Long Marston Business Park) which straddles the Dacorum / Aylesbury Vale boundary. There is limited public transport provision.



### 13.2 Demographics

Population:	
Population (2011)	557
Population (2001)	482
% change	+15.6
Age breakdown (2011):	
0-15	135 (24%)

16-64	360 (65%)
65+	66 (12%)

### 13.3 Households and dwellings

<b>Households:</b>	
No. of households (2011)	211
No. of households (2001)	187
% change 2001-11	+12.8
Average household size (2011)	2.64
Household usual resident (2011)	557 (100%)
Communal establishment usual residents (2011)	0
% of one person households (2011)	23.7
% of households with only people aged 65 and over (2011)	15.2
% of households with children (2011)	46.5
Households type (2011):	
% detached house/bungalow	30.6
% semi-detached house/bungalow	39.8
% terraced	27.8
% flat	1.4
% caravan or other mobile/temp	0.5
Tenure of households (2011):	
% owner occupied	79.2
% rented	19.4
% shared ownership	0.5
<b>Dwellings:</b>	
All dwellings (2011)	216
Completions (net) 2006-2016	2
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	1
Key housing proposals	n/a

### 13.4 Employment

Working age population (2011)	403
Economic Activity (2011):	
% Economically active	76.4
% Economically inactive	24.1
Key employment areas	n/a

### 13.5 Local Services

<b>Retailing/other services:</b>	
Local centre	x
Out of centre retailing	x
Local store/post office	x
Other retailing	There is no retail offer in the village
Other services	There is a public house in the village.

### 13.6 Local Community Services

<b>Service / Facilities</b>	
Primary School	Long Marston VA Church of England Primary School
Secondary School	x

Independent School	x
GP surgery	x
Local library branch	x
Other service or facilities	x

### 13.7 Transport

Vehicle availability by households (2011):	
% no vehicles	5.2
% one vehicle	31.3
% two vehicles	42.7
% three vehicles	17.1
% four or more vehicles	3.3
Average vehicles per household (2011)	1.9
Travel to work (2011):	
Working from home	10.8
Drive to work/passenger	72.6
Public transport	12.5
Cycle or walk	4.4
Nearest railway	Cheddington Station
Bus service/frequency	Limited

### 13.8 Audit – Tring Rural Parish Council comments

13.8.1 No youth clubs just a senior football team

13.8.2 parking problems at primary school

13.8.3 Lorry traffic accessing industrial site

13.8.4 There is no footpath from Gubblecote posing accident risk

13.8.5 Black poplar trees along Astrope Lane need felling.

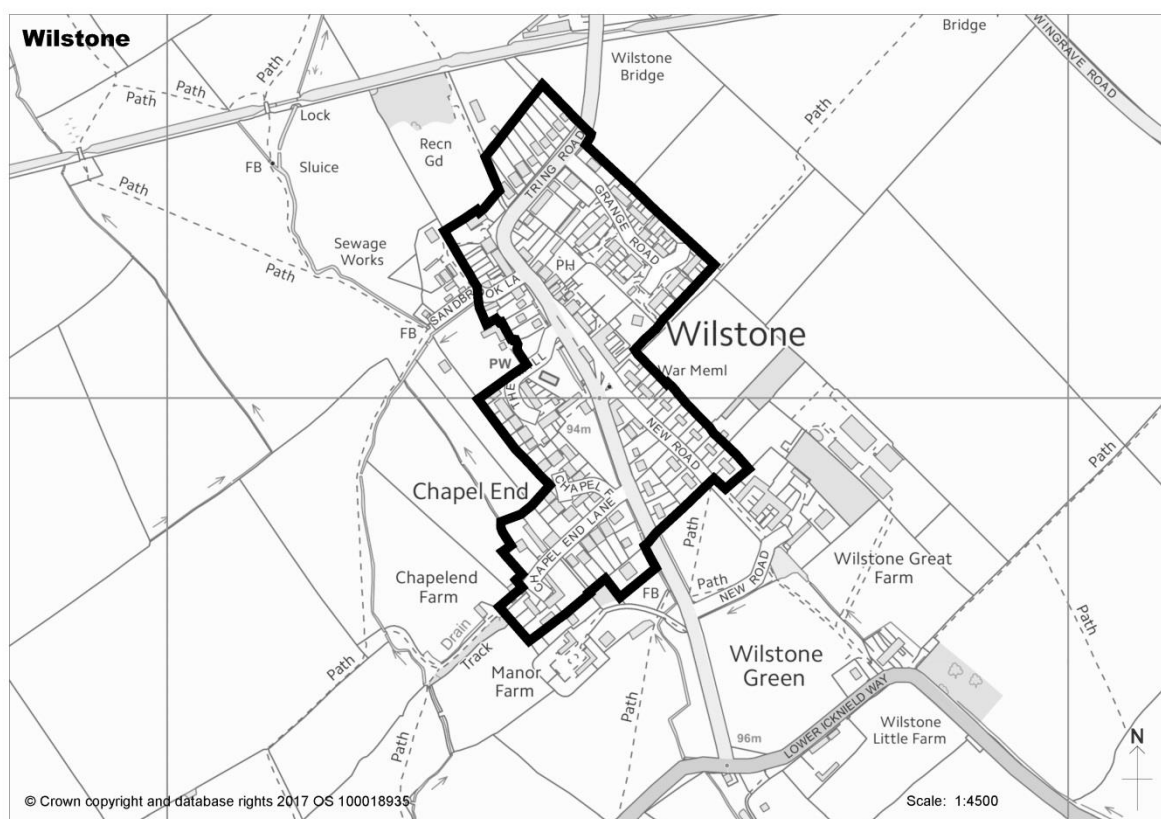
## 14 Wilstone

### 14.1 Introduction

14.1.1 Wilstone lies in the Civil Parish of Tring Rural and is located close to the Buckinghamshire county boundary. It is defined as a small selected village in the Rural Area (Policy CS7) (population 511). It is located north of Tring and south of the village of Long Marston and a number of dispersed, small hamlets (Puttenham, Astrope and Gubblecote). The village is compact in nature chiefly straddling the Tring Road. A Conservation Area and an Area of Archaeological Significance (Policy CS27) cover most of the village area.

14.1.2 To the north running east-west is the Aylesbury Arm of the Grand Union Canal, and to the south is the Wendover Arm of the Grand Union Canal. The Wilstone Reservoir is also situated to the south of Wilstone. This is designated as a Site of Special Scientific Interest (Tring Reservoirs) and Nature Reserve (Wilstone Reservoir).

14.1.3 The village supports a small number of local services and facilities. These include a community hall, community shop, church, public house, and recreation ground. There is limited public transport provision.



### 14.2 Demographics

Population:	
Population (2011)	511
Population (2001)	483
% change	+5.8
Age breakdown (2011):	
0-15	99 (19%)

16-64	333 (65%)
65+	77 (15%)

### 14.3 Households and dwellings

<b>Households:</b>	
No. of households (2011)	222
No. of households (2001)	200
% change 2001-11	+11
Average household size (2011)	2.3
Household usual resident (2011)	511 (100%)
Communal establishment usual residents (2011)	0
% of one person households (2011)	32.9
% of households with only people aged 65 and over (2011)	20.7
% of households with children (2011)	38.7
Households type (2011):	
% detached house/bungalow	29.7
% semi-detached house/bungalow	27.9
% terraced	31.0
% flat	11.1
% caravan or other mobile/temp	0.4
Tenure of households (2011):	
% owner occupied	73.0
% rented	25.7
% shared ownership	1.4
<b>Dwellings:</b>	
All dwellings (2011)	226
Completions (net) 2006-2016	0
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	1
Key housing proposals	n/a

### 14.4 Employment

Working age population (2011)	376
Economic Activity (2011):	
% Economically active	76.1
% Economically inactive	24.2
Key employment areas	n/a

### 14.5 Local Services

<b>Retailing/other services:</b>	
Local centre	x
Out of centre retailing	x
Local store/post office	There is a local shop, but no post office
Other retailing	There is also a farm shop in the village
Other services	There is a public house in the village.

### 14.6 Local Community Services

<b>Service / Facilities</b>	
Primary School	x
Secondary School	x
Independent School	x

GP surgery	x
Local library branch	x
Other service or facilities	x

### 14.7 Transport

Vehicle availability by households (2011):	
% no vehicles	6.3
% one vehicle	40.1
% two vehicles	39.6
% three vehicles	10.4
% four or more vehicles	3.6
Average vehicles per household (2011)	1.7
Travel to work (2011):	
Working from home	10.4
Drive to work/passenger	71.0
Public transport	11.5
Cycle or walk	6.5
Nearest railway	Tring Station
Bus service/frequency	Limited

### 14.8 Tring Rural Parish Council Comments

14.8.1 Concerns regarding flooding at the recreation ground, and in general in the village, especially in the winter that restricts the use of the playing fields.



## 15 Bourne End

### 15.1 Introduction

15.1.1 Bourne End is a small (population 252) unparished and undesignated village lying within the Green Belt (Policy CS5). The village straddles the London Road (A4251) that links it to the towns of Hemel Hempstead to the east and Berkhamsted to the west. Running parallel to the A4251 are the River Bulbourne, Grand Union Canal and Euston mainline railway. The hamlet of Winkwell (and its Conservation Area (Policy CS27)) is situated close to Bourne End's north eastern edge.

15.1.2 The village has a very limited number of local services including a church, petrol filling station, outdoor camping shop, public houses and hotel (The Water Mill). While it is located close to the Bourne End Industrial estate and A41 service area, access to these facilities is only via the A41 Bypass. There is limited public transport provision.



### 15.2 Demographics

Population:	
Population (2011)	251
Population (2001)	269
% change	-6.69
Age breakdown (2011):	
0-15	39 (16%)
16-64	171 (68%)
65+	41 (16%)

### 15.3 Households and dwellings

<b>Households:</b>	
No. of households (2011)	107
No. of households (2001)	111
% change 2001-11	-3.6
Average household size (2011)	2.3
Household usual resident (2011)	246 (98%)
Communal establishment usual residents (2011)	5 (2%)
% of one person households (2011)	27.1
% of households with only people aged 65 and over (2011)	18.7
% of households with children (2011)	36.4
Households type (2011):	
% detached house/bungalow	47.4
% semi-detached house/bungalow	15.8
% terraced	12.8
% flat	9.0
% caravan or other mobile/temp	15.8
Tenure of households (2011):	
% owner occupied	84.1
% rented	13.1
% shared ownership	0.9
<b>Dwellings:</b>	
All dwellings (2011)	133
Completions (net) 2006-2016	Data not available
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	Data not available
Key housing proposals	Bourne End Mills: 45 homes

### 15.4 Employment

Working age population (2011)	194
Economic Activity (2011):	
% Economically active	75.3
% Economically inactive	24.2
Key employment areas	Bourne End Mills

### 15.5 Local Services

<b>Retailing/other services:</b>	
Local centre	x
Out of centre retailing	x
Local store/post office	x
Other retailing	There is a camping shop
Other services	There are two public houses and a hotel in the village.

### 15.6 Local Community Services

<b>Service / Facilities</b>	
Primary School	x
Secondary School	x
Independent School	x
GP surgery	x

Local library branch	x
Other service or facilities	x

### 15.7 Transport

Vehicle availability by households (2011):	
% no vehicles	5.6
% one vehicle	38.3
% two vehicles	34.6
% three vehicles	9.4
% four or more vehicles	11.2
Average vehicles per household (2011)	1.9
Travel to work (2011):	
Working from home	11.0
Drive to work/passenger	63.7
Public transport	15.8
Cycle or walk	8.2
Nearest railway	Hemel Hempstead Station
Bus service/frequency	Good

### 15.8 Town or Parish Comments

15.8.1 Not applicable as Bourne End is unparished.

## 16 Great Gaddesden

### 16.1 Introduction

16.1.1 The village of Great Gaddesden lies in the Civil Parish of Great Gaddesden. It is a small (population 234) undesignated village falling within the Rural Area (Policy CS7) and Chilterns Area of Outstanding Natural Beauty (Policy CS24). The village is located just off the Leighton Buzzard Road / Dagnall Road (A4147) on Piper’s Hill. The River Gade can be found on its eastern edge running north-south almost parallel to the A4147.

16.1.2 Great Gaddesden is compact in nature with the Conservation Area and an Area of Archaeological Significance (Policy CS27) covering most of the village area.

16.1.3 The village possesses a small number of local services and facilities including a primary school, community hall, church and allotments. It also lies close to the Wyvale Garden Centre to the north east and the Amaravarti Buddhist Monastery to the north west. There is limited public transport provision.



### 16.2 Demographics

Population:	
Population (2011)	234
Population (2001)	185
% change	+26.5
Age breakdown (2011):	
0-15	36 (15%)
16-64	162 (69%)
65+	37 (16%)

### 16.3 Households and dwellings

<b>Households:</b>	
No. of households (2011)	76
No. of households (2001)	68
% change 2001-11	+11.8
Average household size (2011)	3.1
Household usual resident (2011)	202 (86%)
Communal establishment usual residents (2011)	32 (14%)
% of one person households (2011)	19.7
% of households with only people aged 65 and over (2011)	23.7
% of households with children (2011)	40.8
Households type (2011):	
% detached house/bungalow	23.7
% semi-detached house/bungalow	38.2
% terraced	35.5
% flat	4.0
% caravan or other mobile/temp	0
Tenure of households (2011):	
% owner occupied	69.7
% rented	27.6
% shared ownership	1.3
<b>Dwellings:</b>	
All dwellings (2011)	76
Completions (net) 2006-2016	Data not available
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	Data not available
Key housing proposals	n/a

### 16.4 Employment

Working age population (2011)	182
Economic Activity (2011):	
% Economically active	59.9
% Economically inactive	39.6
Key employment areas	n/a

### 16.5 Local Services

<b>Retailing/other services:</b>	
Local centre	x
Out of centre retailing	x
Local store/post office	x
Other retailing	There is a garden centre just outside the village.
Other services	There are a few public houses in the vicinity of the village.

### 16.6 Local Community Services

<b>Service / Facilities</b>	
Primary School	Great Gaddesden Church of England Primary School
Secondary School	x

Independent School	x
GP surgery	x
Local library branch	x
Other service or facilities	x

### 16.7 Transport

Vehicle availability by households (2011):	
% no vehicles	6.6
% one vehicle	30.3
% two vehicles	39.5
% three vehicles	15.8
% four or more vehicles	6.6
Average vehicles per household (2011)	1.9
Travel to work (2011):	
Working from home	10.8
Drive to work/passenger	68.6
Public transport	10.8
Cycle or walk	9.8
Nearest railway	Hemel Hempstead Station
Bus service/frequency	Limited

### 16.8 Great Gaddesden Parish Comments

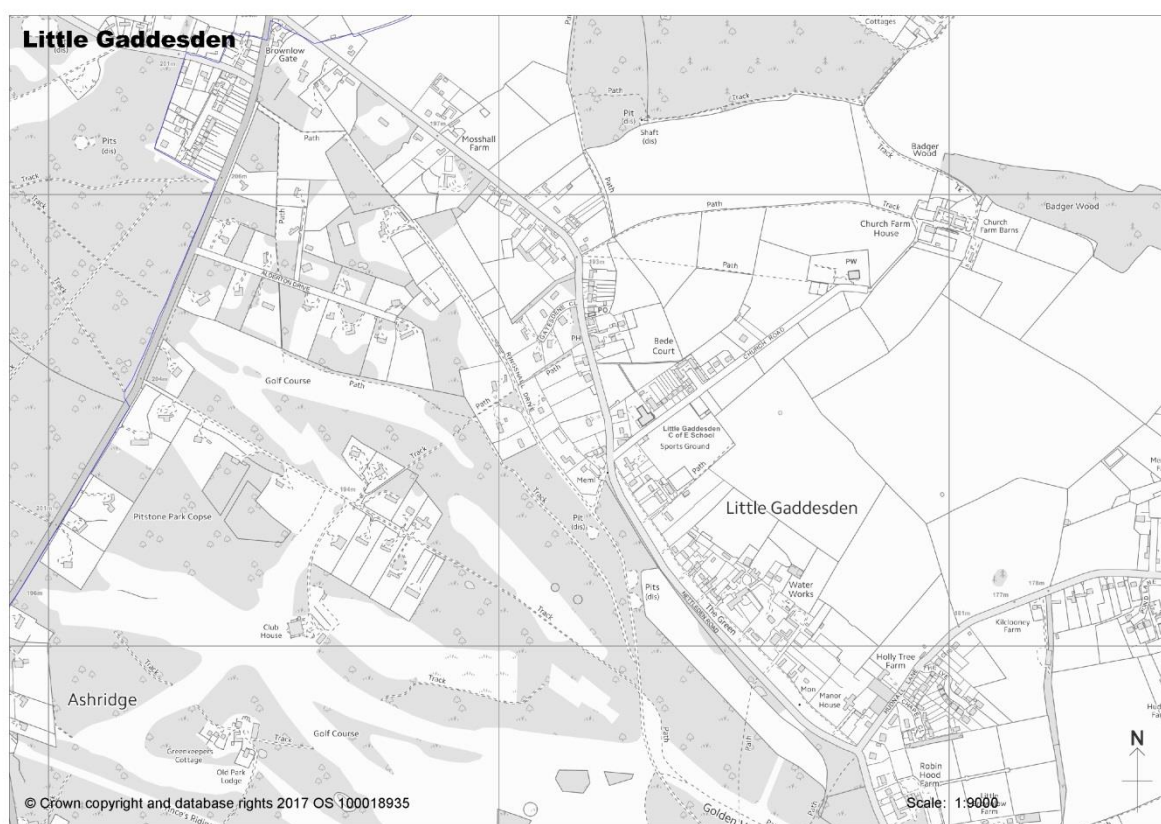
16.8.1 Completed questionnaire received but no additional comments.

## 17 Little Gaddesden

### 17.1 Introduction

17.1.1 The village of Little Gaddesden lies in the Civil Parish of Little Gaddesden. It is a small (population 701) undesignated settlement falling within the Rural Area (Policy CS7) and Chilterns Area of Outstanding Natural Beauty (Policy CS24). The village is located towards the northern edge of the Borough close to the district of Central Bedfordshire. The hamlet of Ringshall is situated nearby. The village is linear in nature chiefly following the Nettleden Road and Ringshall Road. Much of its length is covered by the Conservation Area (Policy CS27) and it also lies adjacent to the Ashridge Estate and its designated Historic Parks and Gardens (Policy CS27).

17.1.2 The village possesses a small number of local services and facilities including a primary school, church and playing fields. There is limited public transport provision.



### 17.2 Demographics

Population:	
Population (2011)	701
Population (2001)	694
% change	+1.0
Age breakdown (2011):	
0-15	135 (19%)
16-64	373 (53%)
65+	193 (28%)

### 17.3 Households and dwellings

<b>Households:</b>	
No. of households (2011)	281
No. of households (2001)	283
% change 2001-11	-0.7
Average household size (2011)	2.5
Household usual resident (2011)	683 (97%)
Communal establishment usual residents (2011)	18 (3%)
% of one person households (2011)	25.6
% of households with only people aged 65 and over (2011)	32.7
% of households with children (2011)	36.7
Households type (2011):	
% detached house/bungalow	43.0
% semi-detached house/bungalow	32.3
% terraced	17.9
% flat	7.2
% caravan or other mobile/temp	0.3
Tenure of households (2011):	
% owner occupied	73.7
% rented	23.8
% shared ownership	0
<b>Dwellings:</b>	
All dwellings (2011)	291
Completions (net) 2006-2016	Data not available
Planning permissions (net) (as at 1 <sup>st</sup> April 2016)	Data not available
Key housing proposals	n/a

### 17.4 Employment

Working age population (2011)	460
Economic Activity (2011):	
% Economically active	67.6
% Economically inactive	32.4
Key employment areas	n/a

### 17.5 Local Services

<b>Retailing/other services:</b>	
Local centre	x
Out of centre retailing	x
Local store/post office	There is a post office within the local shop
Other retailing	There no other retail offer within the village.
Other services	There is one public house in the village.

### 17.6 Local Community Services

<b>Service / Facilities</b>	
Primary School	Little Gaddesden Church of England Primary School
Secondary School	x
Independent School	x
GP surgery	x



Local library branch	x
Other service or facilities	x

### 17.7 Transport

Vehicle availability by households (2011):	
% no vehicles	7.8
% one vehicle	32.7
% two vehicles	38.1
% three vehicles	14.2
% four or more vehicles	7.1
Average vehicles per household (2011)	1.8
Travel to work (2011):	
Working from home	14.8
Drive to work/passenger	63.6
Public transport	13.1
Cycle or walk	7.8
Nearest railway	Hemel Hempstead Station
Bus service/frequency	Limited

### 17.8 Little Gaddesden Parish Comments

17.8.1 Little Gaddesden residents are very fortunate to live adjacent to Ashridge, 6000 acres of National Trust open land and woodland, used extensively by the villagers and residents of other nearby population centres.

17.8.2 There are very limited facilities in the village of Little Gaddesden. For day to day services such as dentists and doctors people travel to Berkhamsted or Hemel. Whilst there is a bus service, which is vital to non drivers, the elderly in particular rely on it, the car is essential in order to access facilities in other nearby towns.

17.8.3 Although it is a low crime area the Villagers are grateful to the local police based in Berkhamsted who support the Parish and deal with incidents as necessary.