

Hertsmere Settlement Hierarchy Review

Hertsmere Borough Council

May 2026

Quality information

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List of acronyms used in the text:

BUA	Built-up Area
DFT	Department for Transport
MHCLG	Ministry of Housing, Communities, and Local Government
NPPF	National Planning Policy Framework
OA	Output Area
ONS	Office for National Statistics
PPG	Planning Practice Guidance

1. Executive Summary

1.1 Objectives

- 1.1.1 Hertsmere Borough Council commissioned AECOM to undertake a review of the Hertsmere Settlement Hierarchy. This includes a review of existing settlement hierarchy studies, updating settlement profiles (e.g. demographics, services, facilities), updating accessibility data, and undertaking categorisation of settlements to present an up-to-date settlement hierarchy.

1.2 Policy Context

- 1.2.1 The adopted Hertsmere Local Plan includes the Core Strategy, adopted in January 2013. It outlines the settlement hierarchy, identifying Borehamwood as the principal settlement, with Potters Bar and Bushey classified as on the same secondary level.
- 1.2.2 In both the original Hertsmere study (2020) and 2023 South West Herts study, Borehamwood is identified as the principal settlement in the borough, with Potters Bar and Bushey falling within the same category, one level below Borehamwood.
- 1.2.3 In the 2023 South West Herts study update Potters Bar and Bushey are classified as Category II Settlements (Large Towns). Radlett is categorised by both studies as a Category III Settlement, with the settlement labelled as within 'small towns and large villages with a railway station' in the 2023 South West Herts study. The distinction between Radlett as a town or village is discussed later in the study when considering the current settlement classifications.
- 1.2.4 In the original Hertsmere study Shenley and Elstree Village fall within the same category, whilst in the 2023 South West Herts study Shenley is the category above Elstree Village, with Elstree Village grouped with South Mimms in the latter studies.
- 1.2.5 The 2020 Hertsmere study categorises Aldenham, Letchmore Heath, Patchetts Green, and Ridge as "Other Villages", with the South West Herts study not naming these smaller settlements, categorising them as 'Below Threshold Settlements', despite the former 3 having populations above 250 people (and therefore above the set minimum threshold).
- 1.2.6 The emerging Local Plan for Hertsmere identifies a number of candidate site options and illustrates an indicative delivery outcome over the plan period of 8,000 homes at Borehamwood and Elstree; 5,000 homes at Potter Bar; 3,000 homes at Bushey; 2,900 homes at Radlett; and 500 homes at a new settlement at Bowmans Cross (as part of a larger allocation of around 4,000 homes). This settlement hierarchy informs the emerging Local Plan.

1.3 Settlement Profiles

1.3.1 For the purposes of this study, aligning with the South West Herts study, the threshold applied for inclusion in the Hertsmere settlement hierarchy review is 250 people. This means that the following settlements, based on 2021 Census population data, are included:

- Borehamwood;
- Potters Bar;
- Bushey;
- Radlett;
- Shenley;
- Elstree;
- South Mimms;
- Aldenham;
- Letchmore Heath; and
- Patchetts Green.

1.3.2 AECOM has prepared an up-to-date profile for each settlement, including its population and audit of services and facilities. To translate the settlement profiles into scores relating to the level of services and facilities, a weighted scoring system has been devised, with the scores later carried forward and combined with the accessibility scoring to rank and categorise each settlement.

1.3.3 Higher order services and regional services (e.g. train stations and secondary schools) receive higher scores, and those less essential facilities (e.g. gyms and leisure centres) receive lower scores.

1.3.4 Borehamwood has the highest facilities and services score, at 144, followed by Bushey (124) and Potters Bar (93). There is then a substantial drop in scoring to Radlett (45) and then Shenley (15), Elstree (12) and South Mimms (4). Aldenham, Letchmore Heath, and Patchetts Green had none of the services or facilities considered in the audit and so have a score of 0.

1.4 Accessibility Audit

1.4.1 This study uses the recently published Department for Transport's connectivity tool to analyse how accessible different settlements within Hertsmere are, relative to one another and to the best-connected places in England and Wales.

1.4.2 The connectivity of areas is scored out of 100, with 100 the best-connected location, and other areas scored in relation to this. The model calculates connectivity scores for different modes of transport, times of day (e.g. rush hour), and travel reasons (e.g. work, leisure, healthcare visits), with these then aggregated and weighted (excluding driving) to form an overall score for

sustainable modes of transportation, weighted roughly at 52% public transport, 40% walking, and 8% cycling.

- 1.4.3 Scores are then produced for small geographic areas and aggregated to larger areas, then scaled relative to the best-connected location (connectivity score of 100).
- 1.4.4 Under this tool, Borehamwood has the highest connectivity score in Hertsmere, at 85 out of 100, closely followed by Bushey at 84 and Potters Bar at 81. Radlett (76), Elstree Village (68), South Mimms (55), and Shenley (51) all had scores of over 50.

1.5 Settlement Categorisation and Hierarchy

- 1.5.1 The population and services/facilities score and accessibility score enable Hertsmere's settlements to be ranked on each measure, and then grouped where settlements share similar scores or characteristics. This gives a broad indication to the Council on the ranking of settlements relative to one another.
- 1.5.2 With the exception of Shenley and South Mimms, the settlements in Hertsmere have the same rank under population and facilities/services as they do under the accessibility measure. This suggests that if the two ranks are combined, the hierarchy of settlements is likely to remain the same.
- 1.5.3 AECOM's review of the population, services/facilities and accessibility in Hertsmere suggests that the ranking of the borough's settlements, established in previous studies, is likely to remain broadly appropriate.
- 1.5.4 The clear top four 'main settlements' of Borehamwood and Elstree (a Large Town), Potters Bar, Bushey (both Towns) and Radlett (a Small Town) is well established in the Hertsmere and South West Herts evidence.
- 1.5.5 Updated evidence on population and facilities/services and transport connectivity has led to a slight change in that Shenley, Elstree Village and South Mimms are recommended to be treated as the same tier as they have higher scores on both metrics, though do not have a full range of facilities and services to meet day-to-day needs in full.
- 1.5.6 Aldenham, Letchmore Heath and Patchetts Green all have a population and facilities score of 0 and connectivity score of 50 or below and are recommended as being classified as 'Small Villages'. In line with the approach taken in South West Herts the smaller settlements of Ridge, Round Bush, Bentley Heath and High Cross have populations below 250 people and are considered below the threshold considered suitable for sustainable development and are considered comparable to open countryside.
- 1.5.7 The recommended settlement hierarchy is provided in Table 1-1 overleaf.

Table 1-1: Recommended Hertsmere Settlement Hierarchy

Local Plan Category	Settlement	Tier	Recommended Settlement Hierarchy Category
Main Settlement	Borehamwood and Elstree	1	Large Town
Main Settlement	Potters Bar	2	Town
Main Settlement	Bushey	2	Town
Main Settlement	Radlett	3	Small Town
Other Settlements	Shenley	4	Large Village
Other Settlements	Elstree (Village)	4	Large Village
Other Settlements	South Mimms	4	Large Village
Other Settlements	Aldenham (including Wall Hall)	5	Small Village
Other Settlements	Letchmore Heath	5	Small Village
Other Settlements	Patchetts Green	5	Small Village
Other Settlements	Ridge	N/A	Open Countryside
Other Settlements	Round Bush	N/A	Open Countryside
Other Settlements	Bentley Heath	N/A	Open Countryside
Other Settlements	High Cross	N/A	Open Countryside

2. Objectives and Outline

- 2.1.1 Hertsmere Borough Council commissioned AECOM to undertake a review of the Hertsmere Settlement Hierarchy. This includes a review of existing settlement hierarchy studies, updating settlement profiles (e.g. demographics, services, facilities), updating accessibility data, and undertaking categorisation of settlements to present an up-to-date settlement hierarchy.
- 2.1.2 The approach reflects the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) published in December 2024 (partially updated in February 2025), and has been cross checked with the NPPF reforms consultation published in December 2025.
- 2.1.3 The purpose of this study is to review and update the existing evidence base in preparation of the emerging Local Plan.
- 2.1.4 The report is structured as follows:
- **Section 3: Policy Context** – outlines the national planning guidance, existing and emerging local policies, and reviews the existing settlement hierarchy studies for both Hertsmere and South West Herts.
 - **Section 4: Settlement Profiles** – updates the settlement profiles for Hertsmere, undertaking a review of demographics, services, and facilities.
 - **Section 5: Accessibility Audit** – calculates a settlement score using the DfT accessibility tool.
 - **Section 6: Settlement Categorisation and Hierarchy** – brings together the settlement profiles and accessibility audit to categorise settlements (e.g. town, village) and present a settlement hierarchy for Hertsmere.

3. Policy Context

3.1 National Policy

3.1.1 The National Planning Policy Framework (NPPF)¹ outlines that *“the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner”*². It also notes that in guiding development towards sustainable solutions, planning policies should *“take local circumstances into account, to reflect the character, needs, and opportunities of each area”*³, as well as seeking *“a sustainable pattern of development”*.

3.1.2 Although the NPPF does not explicitly mention the need for a settlement hierarchy, these are often important to help achieve the key requirements of Local Plans and understand spatial differences across districts/boroughs. The following objectives and requirements are outlined in the NPPF, with plan-making likely more effective with a settlement hierarchy in place, or a background technical study (i.e. through identifying services/facilities and accessibility of settlements):

- Ensuring that sufficient land of the right types is available in the right places and at the right time to support growth (paragraph 8);
- Identifying and coordinating the provision of infrastructure (paragraph 8);
- Fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social, and cultural well-being (paragraph 8);
- The supply of large number of new homes can often be achieved through planning for larger scale development, such as new settlements of significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes) (paragraph 77);
- Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services (paragraph 83);
- Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management, and adaptation (paragraph 90); and
- The planning system should actively manage patterns of growth in support of these [sustainable transport] objectives. Significant development should

¹ December 2024, partially updated February 2025

² Paragraph 7

³ Paragraph 9

be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. Opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making (paragraph 110).

3.1.3 Proposed reforms to the NPPF⁴ published for consultation on 16th December 2025 outline some potential key changes which relate to the delivery and location of housing and development. These include:

- In principle, support for suitable proposals that develop land around railway stations within existing settlements, and around ‘well-connected’ train stations outside settlements, including on Green Belt land.
- A minimum density of 40 dwellings per hectare around all stations and 50 dwellings per hectare around ‘well-connected’ stations – maximising opportunities for sustainable development, making the most of high levels of connectivity, and improving access to jobs and services.
- Supporting higher density development in sustainable locations, with good access to services.
- Stronger support for rural social and affordable housing, and setting clearer expectations for accessible housing to meet the needs of older and disabled people.

3.1.4 Although these may not be taken forward in their current form, it is important to acknowledge the direction of Government planning policy, which includes a greater focus on development around train stations. This highlights the importance of accessible development locations and places greater emphasis on train stations as a key indicator of accessibility. Accessibility in Hertsmere is explored later in the study, through the services/facilities and accessibility audit.

3.1.5 The 2025 NPPF consultation document⁵ Policy S2 (Producing a Spatial Strategy) outlines that “*the development plan should set out a spatial strategy setting clear expectations for the location of development*”. Although settlement hierarchies are not explicitly referenced, these are a key tool in understanding the spatial layout of an area and so will be used to inform spatial policies and the location of development.

4

https://assets.publishing.service.gov.uk/media/69417a0958a21370f58f3010/December_2025_NPPF_Consultation_document.pdf

5

https://assets.publishing.service.gov.uk/media/6941965758a21370f58f304e/Draft_NPPF_December_2025.pdf

3.2 Local Policy

3.2.1 The adopted Hertsmere Local Plan includes the Core Strategy⁶, adopted in January 2013. It outlines the following settlement hierarchy, shown in Figure 3-1. Borehamwood is identified as the principal settlement, with Potters Bar and Bushey classified as on the same secondary level. Radlett is the next tier down, with Shenley and Elstree village (inset within the Green Belt) at the same tier below that.

Figure 3-1: Hertsmere Settlement Hierarchy

Table 6. The Settlement Hierarchy

<p>Borehamwood</p> <p>A diverse, growing population and an important economic centre for south Hertfordshire, rail and bus links to London and other key towns, an international reputation for film and television production, along with a retail centre with a growing presence of national multiples.</p>	
<p>Potters Bar</p> <p>A key local town in the east of the Borough with a number of major employers, two distinct shopping areas, thriving industrial areas and rail and bus links to London and towns to the north.</p>	<p>Bushey</p> <p>Predominantly residential in character covering three distinct centres (Bushey Heath, Bushey Village and North Bushey) with bus and nearby rail links to Watford and London, significant pockets of industrial land and a wide variety of local shops and services.</p>
<p>Radlett</p> <p>Largely residential in character and surrounded by Green belt with good rail links to London and a popular district centre serving both the local population and an increasing number of visitors from further afield.</p>	
<p>Shenley (that part proposed to be removed from the Green Belt)</p> <p>The Former Shenley Hospital development, a key service village largely residential in character with 900 new homes and a limited range of local shops and services. Limited opportunities for infill development.</p>	<p>Elstree (that part outside of the Green Belt)</p> <p>A distinctive village in its own rights, which, despite its close proximity and association with Borehamwood, contains a small but viable centre with a range of local businesses and services with limited opportunities for infill development.</p>
<p>Elstree (that part within the Green Belt), Aldenham (including Wall Hall), Letchmore Heath, Patchetts Green, Ridge and South Mimms, Shenley (that part within the Green Belt)</p> <p>Small rural villages within the Green Belt which remain largely residential in character and land use, relying on larger settlements nearby for employment and local services.</p>	

Source: Adopted Hertsmere Core Strategy, 2013

3.2.2 The emerging Local Plan for Hertsmere currently looks to at least 2041. The Hertsmere Local Plan ‘Green, sustainable growth: Towards 2040’ additional public consultation document was published in April 2024⁷, however a new Regulation 18 consultation is planned for early 2026. The emerging local plan sets out a proposed spatial strategy, with the focus of new development to be at Borehamwood & Elstree, Potters Bar, Bushey, Radlett and in the new

⁶ <https://www.hertsmere.gov.uk/asset-library/imported-assets/09-Planning-Building-Control/Planning-Policy/Local-Development-Framework/core-strategy-dpd-2013.pdf>

⁷ <https://www.hertsmere.gov.uk/asset-library/imported-assets/09-Planning-Building-Control/Planning-Policy/Local-Plan/hertsmere-local-plan-regulation-18-consultation-document-2024-compressed-pdf-9.56-mb.pdf>

settlement of Bowmans Cross. This settlement hierarchy study will help inform future iterations of the emerging Local Plan.

3.3 Existing Settlement Hierarchy Studies

3.3.1 There are two existing settlement hierarchy studies / technical notes which relate to Hertsmere, including:

- Hertsmere Borough Council - Planning for Growth. Settlement Hierarchy and Accessibility Mapping Analysis Technical Study (2020)⁸; and
- Establishing a South West Hertfordshire Settlement Hierarchy Technical Note, August 2023⁹.

3.3.2 The Hertsmere Borough Council study outlines a framework for the settlement hierarchy, as follows:

- Key Settlements
 - Tier I Settlement
 - Tier II Settlement
 - Tier III Settlement
- Key Villages
 - Tier IV Settlement
 - Tier V Settlement
- Other Villages
 - Tier VI Settlement
 - Tier VII Settlement

3.3.3 The Hertsmere settlements are outlined in Table 3-1 alongside the settlement hierarchy categorisations.

3.3.4 The South West Herts studies review the existing settlement hierarchy studies for Hertsmere, Dacorum, St Albans, and Three Rivers (Watford did not have

⁸ <https://www.hertsmere.gov.uk/Documents/09-Planning--Building-Control/Planning-Policy/Local-Plan/Settlement-Heirarchy-report-FINAL.pdf>

⁹ https://ehq-production-europe.s3.eu-west-1.amazonaws.com/59088c7e6567bd29a6d39b7b215a36a14b671eed/original/1691400313/4ec95a3da7b8df1aa0f5845d7de21109_South_West_Hertfordshire_Settlement_Hierarchy_Technical_Note_%28PDF%29.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIPIQP5NM%2F20260505%2Feu-west-1%2Fs3%2Faws4_request&X-Amz-Date=20260505T092618Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=812f63c8d00be9fb38e48877f598010f901d45d9becb3232364675adf80db24c

an existing study), bringing together the varying methodologies and developing a recommended settlement categorisation.

3.3.5 The 2023 South West Hertfordshire Settlement Hierarchy Technical Note outlines a more complex settlement categorisation, due to it including settlements from Hertsmere, Dacorum, St Albans, Three Rivers, and Watford. Figure 3-2 below outlines the categories and levels used in this study, with Table 3-1 showing the categorisation of Hertsmere settlements.

Figure 3-2: South West Herts Settlement Hierarchy Categorisation (2023)

Category I Settlements:		
Level 1	Regional centres	
Level 2	Sub-regional centres	
Level 3	Other Large Towns	
Category II Settlements:		
Level 4	Towns	
Category III Settlements:		
Level 5	Small Towns and Large Villages with a rail station	Functionally Linked Settlements
Category IV Settlements:		
Level 6	Large Villages without a rail station	Branch Line Villages
Category V Settlements:		
Level 7	Villages	Rural Settlements
Category VII: Below Threshold Settlements		

Source: 2023 South West Hertfordshire Settlement Hierarchy Technical Note

- 3.3.6 Table 3-1 shows that in both the Hertsmere and 2023 South West Herts studies Borehamwood is identified as the principal settlement in the borough, with Potters Bar and Bushey falling within the same category, one level below Borehamwood.
- 3.3.7 Radlett is categorised by both studies as a Category III Settlement, with the settlement labelled as within ‘small towns and large villages with a railway station’ in the 2023 South West Herts study. The distinction between Radlett as a town or village is discussed later in the study when considering the current settlement classifications.
- 3.3.8 In the Hertsmere study Shenley and Elstree Village fall within the same category, whilst in the 2023 South West Herts studies Shenley is the category above Elstree Village, with Elstree Village grouped with South Mimms in the latter study.
- 3.3.9 The Hertsmere-specific study categorises Aldenham, Letchmore Heath, Patchetts Green, and Ridge as “Other Villages”, with the South West Herts studies not naming these smaller settlements, categorising them as ‘Below Threshold Settlements’, despite the former 3 having populations above 250 people (and therefore above the set threshold).

Table 3-1: Hertsmere Settlement Hierarchies

Settlement	Hertsmere 2019 Settlement Hierarchy Study ¹⁰	South West Herts 2023 Settlement Hierarchy Study ¹¹
Borehamwood	Key Settlements - Tier I Settlement (referred to as Borehamwood & Elstree)	Category I Settlement – Level 3 (Other Large Towns)
Potters Bar	Key Settlements – Tier II Settlement	Category II Settlements – Level 4 (Towns)
Bushey	Key Settlements – Tier II Settlement	Category II Settlements – Level 4 (Towns)
Radlett	Key Settlements – Tier III Settlement	Category III Settlements – Level 5 (Small towns and large villages, with a railway station)
Shenley	Key Villages – Tier IV Settlement	Category IV Settlements – Level 6 (large villages, without access to a railway station)
Elstree Village	Key Villages – Tier IV Settlement	Category V Settlements – Level 7 (Villages)
South Mimms	Key Villages – Tier V Settlement	Category V Settlements – Level 7 (Villages)
Aldenham	Other Villages – Tier VI Settlement	-
Letchmore Heath	Other Villages – Tier VI Settlement	-
Patchetts Green	Other Villages – Tier VI Settlement	-
Ridge	Other Villages – Tier VI Settlement	-

¹⁰ Hertsmere Borough Council, Planning for Growth, Settlement Hierarchy and Accessibility Mapping Analysis, Technical Study

¹¹ [Technical Note, Establishing a South West Hertfordshire Settlement Hierarchy, August 2023](#)

4. Settlement Profiles

4.1 Defining Settlements

4.1.1 In order to establish a concise settlement hierarchy, it is important to determine a minimum threshold for settlement sizes to be included. The previous Hertsmere Settlement Hierarchy and Accessibility Mapping Analysis Technical Study defined a settlement as “*a defined geographical location, with a minimum of 50 households*”, with settlements smaller than this excluded.

4.1.2 The South West Herts Settlement Hierarchy Technical Notes review the thresholds used by the constituent local authorities in their studies, which are as follows:

- Dacorum – 300 people.
- Hertsmere – 50 households.
- St Albans – 250 people.
- Three Rivers – no threshold applied.
- Watford – does not have an existing settlement hierarchy study.

4.1.3 The South West Herts study determines that a threshold population of 250 should be applied, to broadly align with the district studies, and to align with the strategic nature of the study (i.e. removing the smallest settlements that do not have strategic significance). It uses population rather than households as the number of households does not take into consideration the number of people requiring access to services, facilities, and transport.

4.1.4 For the purposes of this study, aligning with the South West Herts study, the threshold applied for inclusion in the Hertsmere settlement hierarchy review will be 250 people. This means that the following settlements, based on 2021 Census population data, will be included:

- Borehamwood;
- Potters Bar;
- Bushey;
- Radlett;
- Shenley;
- Elstree;
- South Mimms;
- Aldenham;
- Letchmore Heath; and
- Patchetts Green.

4.1.5 The Hertsmere Local Plan Regulation 18 outlines a new settlement, Bowmans Cross, with this proposed to deliver between 4,000 (low growth/density) and 10,000 (high growth/density) new homes as well as associated infrastructure. Bowmans Cross is not included within the settlement profiles that follow, or the settlement hierarchy, as it does not yet constitute an existing settlement. Excluding the settlement from the hierarchy also means that this report will not pre-judge the final scale or form of the settlement before plan-making is completed. As a comparative example, if Bowmans Cross was to deliver 10,000 dwellings, it would be similar in size to Potters Bar (9,555 estimated in 2025), whilst 4,000 dwellings would be more similar in size to Radlett (3,522 estimated in 2025).

4.2 Settlement Profiles

4.2.1 The following figures and tables show updated settlement profiles for Hertsmere's defined settlements (as above). The yellow shaded mapped areas show the Output Areas used for Census data collection, with grey shading showing the ONS Built-up Area (BUA) definitions used to define the settlement area. Output Areas do not always align exactly, and so a best-fit approach has been taken for each settlement, ensuring no overlapping Outputs Areas (i.e. no Output Area is included in more than one settlement profile), and confirmed by Hertsmere Borough Council.

4.2.2 The settlement profiles outline key population, household, and dwelling figures, as well as listing key community and regional services, including:

- Primary schools;
- Supermarkets;
- GP surgeries
- Dental surgeries
- Post offices
- Pharmacies
- Gyms / leisure facilities;
- Secondary schools; and
- Train stations.

Figure 4-1: Borehamwood and Elstree

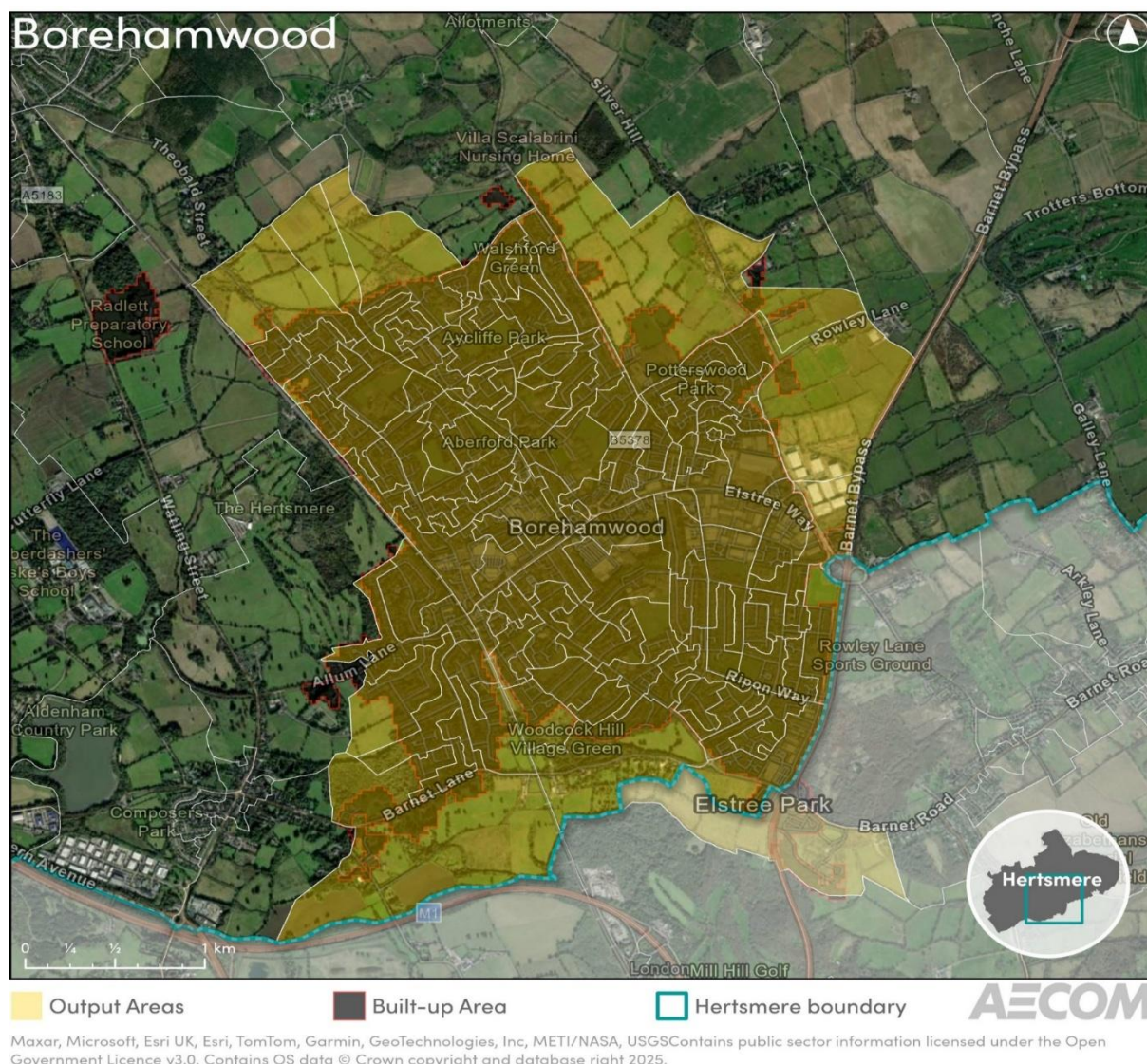


Table 4-1: Borehamwood and Elstree Settlement Profile

Borehamwood and Elstree	
Settlement Area¹²	767 hectares
Population (2021 Census)	39,521
Households (2021 Census)	15,306
Average Household Size (2021)	2.58
Dwellings (2021 Census)	16,044
Empty Dwellings (2021)	4.6%

¹² From ONS Built Up Areas dataset – this reflects a different geography to the Output Area data

Dwellings (2025)¹³	16,409
Households (2025, estimated¹⁴)	15,654
Population (2025, estimated¹⁵)	40,388
Community Services	
Primary Schools¹⁶	Saffron Green Primary School
	Parkside Community Primary School
	Monksmead School
	Meryfield Primary School
	Kenilworth Primary School
	Cowley Hill Primary School
	Summerswood Primary School
	St Teresa's Catholic Primary School
	Woodlands Primary School
	Yavneh Primary School
Supermarkets¹⁷	Morrisons
	M&S Foodhall
	Lidl
	Tesco Extra
	Aldi
	Longdan
GP Surgeries¹⁸	The Grove Medical Centre
	Manor View Practice
	Elstree Way Clinic
	Fairbrook Medical Centre
Dental Surgeries	Beautiful Smiles Dental Lab
	Leeming Dental Clinic
	Borehamwood Dental Practice
	Elstree Dental

¹³ Established from Council Tax data provided by Hertsmere Borough Council, with Census OAs compared to postcodes.

¹⁴ Estimate from Council Tax dwellings, taking into account empty dwelling rates in the settlement

¹⁵ Estimate from above, taking into account average household size in the settlement.

¹⁶ Primary school information for different settlements - <https://www.hertfordshire.gov.uk/services/Schools-and-education/Schools-directory/School-directory.aspx?searchInput=&page=1&resultsPerPage=10&view=list>

¹⁷ The floorspace threshold used for supermarkets is those with a floorspace of more than 280 square metres. This aligns with shops that have to abide by Sunday trading hours.

¹⁸ GP surgery information for different settlements - <https://www.hertsandwestessex.ics.nhs.uk/hertsmere/primary-care/>

	Drayton House Dental Practice
	Harley House Dental Practice
	Dental Studios
	Hartforde Dental Care
	MyOralHealth
	Manor Way Dental Practice
	Smilewell Dental
Post Offices¹⁹	Aycliffe Road Post Office
	Borehamwood Post Office
	Manor Way Post Office
Pharmacies	Metro Pharmacy
	Safedale Pharmacy
	Wellswood Pharmacy
	Tesco Pharmacy
	Care Plus Pharmacy
	Boots
	Borehamwood Pharmacy
	Crown Pharmacy
	Med Mart
	Green Light Pharmacy
	Care Chemist
Gym/Leisure	PureGym
	The Venue
	The Farm Gym
	Anytime Fitness
Regional Services	
Secondary²⁰ Schools²¹	Hertswood Academy
	Yavneh College
Train Stations	Elstree & Borehamwood Station

¹⁹ Post office information for different settlements -

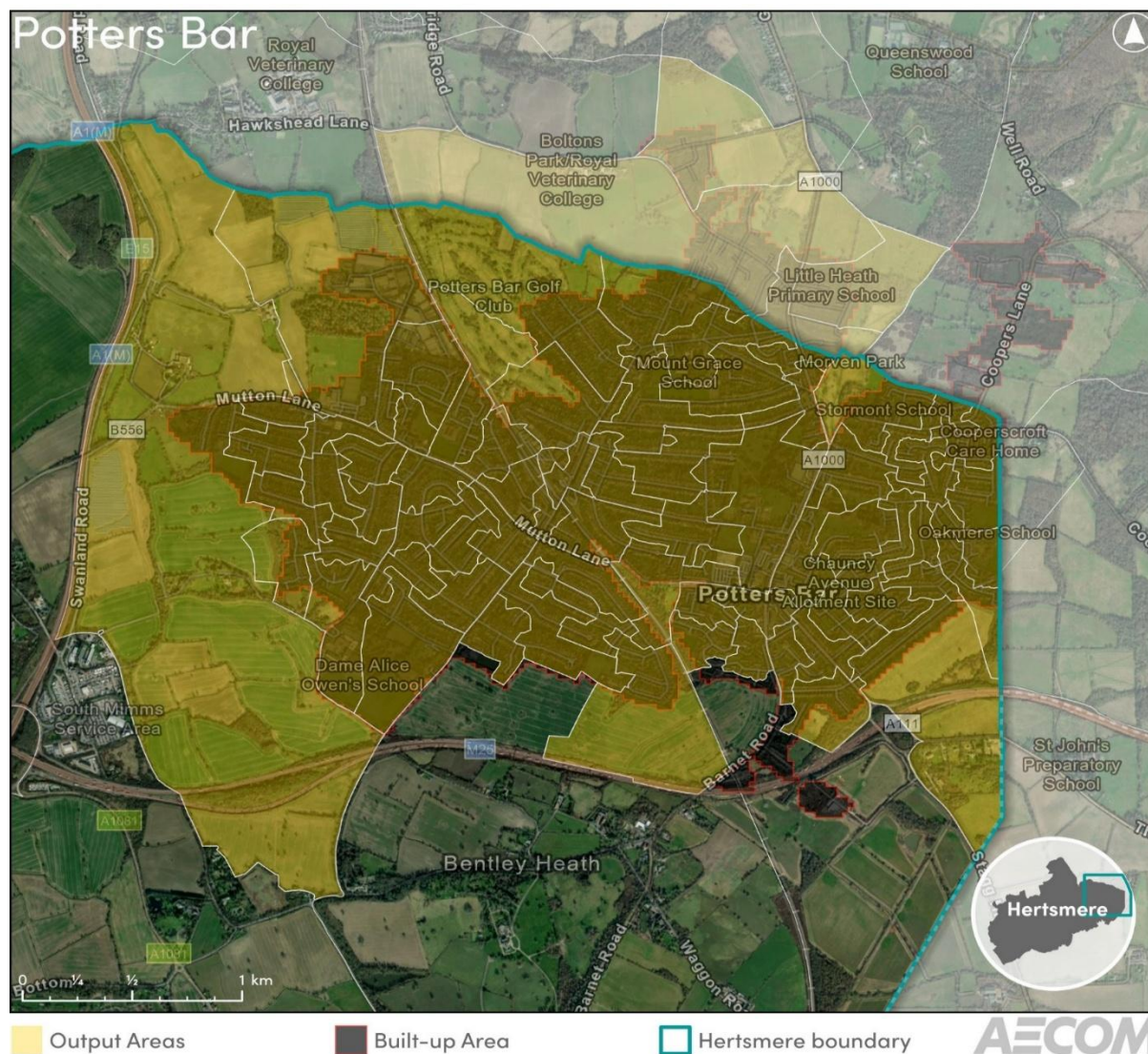
<https://www.postoffice.co.uk/branch-finder>

²⁰ This section focuses on education providers for those aged 11-16 or 11-19. Additional educational institutions in Borehamwood & Elstree include the University Technical College (UTC) Elstree Screen Arts Academy which takes students aged 14+.

²¹ Secondary school information for different settlements -

<https://www.hertfordshire.gov.uk/services/Schools-and-education/Schools-directory/School-directory.aspx?searchInput=&page=1&resultsPerPage=10&view=list>

Figure 4-2: Potters Bar



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Table 4-2: Potters Bar Settlement Profile

Potters Bar	
Settlement Area ²²	614 hectares
Population (2021 Census)	22,013
Households (2021 Census)	8,976
Average Household Size (2021)	2.45
Dwellings (2021 Census)	9,470
Empty Dwellings (2021)	5.2%
Dwellings (2025)	9,555

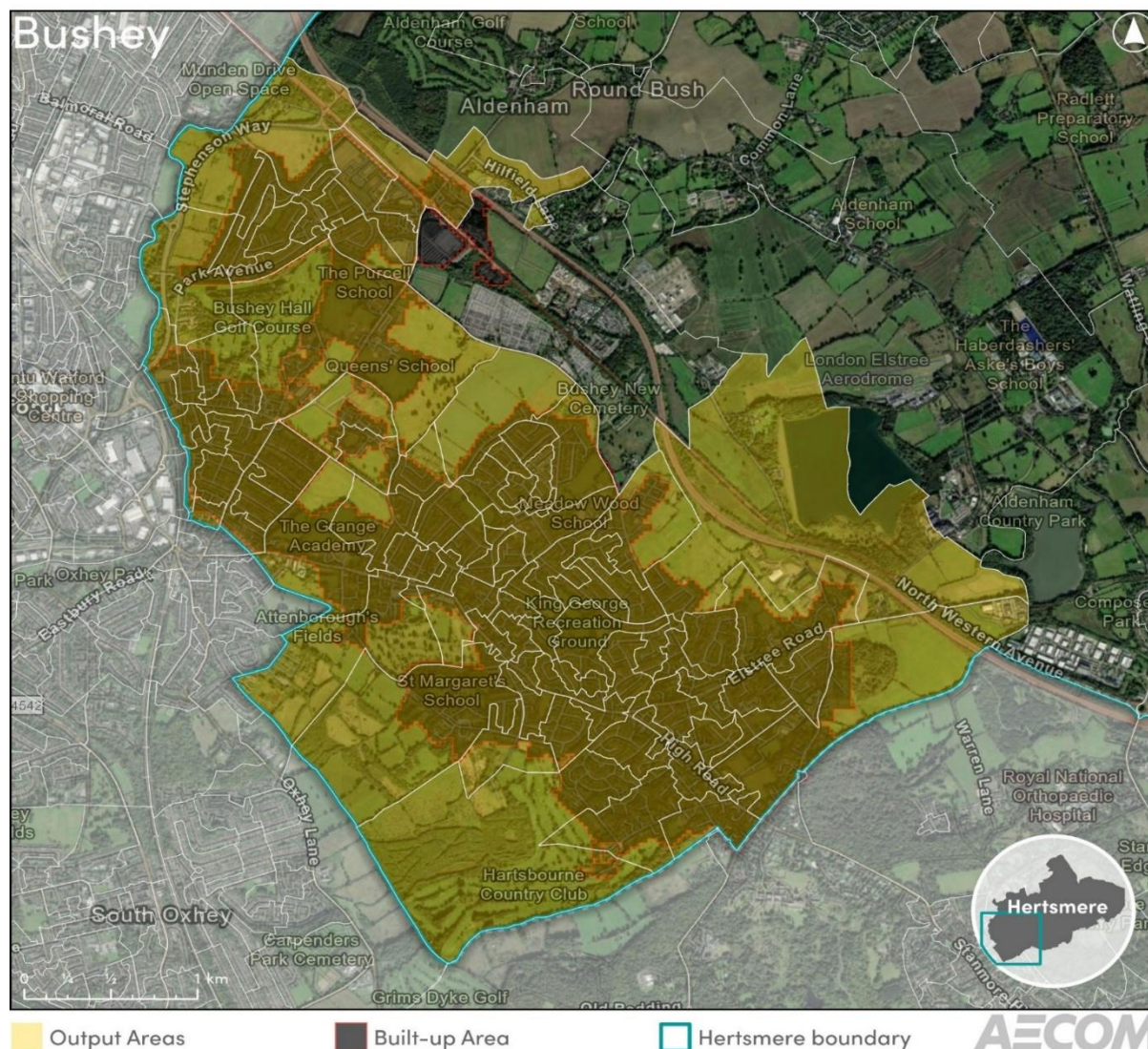
²² From ONS Built Up Areas dataset – this reflects a different geography to the Output Area data

Households (2025, estimated)	9,058
Population (2025, estimated)	22,192
Community Services	
Primary Schools²³	Cranbourne Primary School
	Ladbrooke JMI School
	Stormont School*
	Lochinver House School*
	The Wroxham School
	Pope Paul Catholic Primary School
	Oakmere Primary School
	Little Heath Primary School
Supermarkets	Tesco Superstore
	Sainsbury's
GP Surgeries	Parkfield Medical Centre
	Highview Medical Centre
	Annandale Medical Centre
	Potters Bar Community Hospital
Dental Surgeries	Orchard Dental Care
	Selbourne Dental Practice
	Leighton House Dental Practice
	S B O Dental Laboratory
	Greenleaves Dental Practice
	A J Dental Care
	Selbourne Dental Cares
	Emicare Dental & Spa
Post Offices	Cranborne Parade Post Office
	Barnet Road Post Office
	Darkes Lane Post Office
Pharmacies	Boots
	Questmoor Pharmacy
	Elms Pharmacy
	Tesco Pharmacy
Gym/Leisure	Next Gen Fitness
	Revive Fitness and Spa
	Furzefield Leisure Centre
	Sweat Room Gym
Regional Services	
Secondary Schools	Dame Alice Owen's School
	Mount Grace School

²³ * indicates private schools

Train Stations	Potters Bar Station
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Figure 4-3: Bushey



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Table 4-3: Bushey Settlement Profile

Bushey	
Settlement Area²⁴	787 hectares
Population (2021 Census)	28,403
Households (2021 Census)	11,453
Average Household Size (2021)	2.48
Dwellings (2021 Census)	12,020
Empty Dwellings (2021)	4.7%
Dwellings (2025)	12,337

²⁴ From ONS Built Up Areas dataset – this reflects a different geography to the Output Area data

Households (2025, estimated)	11,757
Population (2025, estimated)	29,158
Community Services	
Primary Schools²⁵	Little Reddings Primary School
	Highwood Primary School
	Hartsbourne Primary School
	Bushey Manor Junior School
	Bushey Heath Primary School
	Bushey & Oxhey Infant School
	Bournehall Primary School
	Ashfield Junior School
	Avanti House Primary School
	Merry Hill Infant School & Nursery
	Sacred Heart Catholic School
	Meadow Wood School
	Longwood School*
Supermarkets	Budgens
GP Surgeries	Little Bushey Surgery
	Attenborough Surgery
	Schopwick Surgery
	Manor View Practice
	InHealth - Spire Bushey Hospital
Dental Surgeries	Bushey Dental Surgery
	Bushey Heath Dental Care
	Bupa Dental Care Bushey
	Chiltern Avenue Dental Practice
	White House Dental
	Caspian Dental Clinic
Post Offices	Bushey High Street Post Office
	Aldenham Road Post Office
	Bushey Heath Post Office
	Highwood Post Office
Pharmacies	Bushey Pharmacy
	Abell Chemist
	Triangle Healthcare
	Lister Chemists
	The Health Pharmacy
	Tweens Pharmacy
	Tee Kay Enterprises

²⁵ * indicates private schools

Gym/Leisure	Bushey Grove Leisure Centre
	St Margaret's Sports Centre
	Anytime Fitness Bushey
	Metropolitan Gym
	David Lloyd Bushey
	Gritness Gym
Regional Services	
Secondary Schools²⁶	Bushey Meads School
	Immanuel College*
	St Margaret's School*
	Falconer School
	Queens' School
	The Purcell School*
	The Grange Academy (Bushey)
Train Stations	Bushey Station (outside the borough)

²⁶ * indicates private schools

Figure 4-4: Radlett

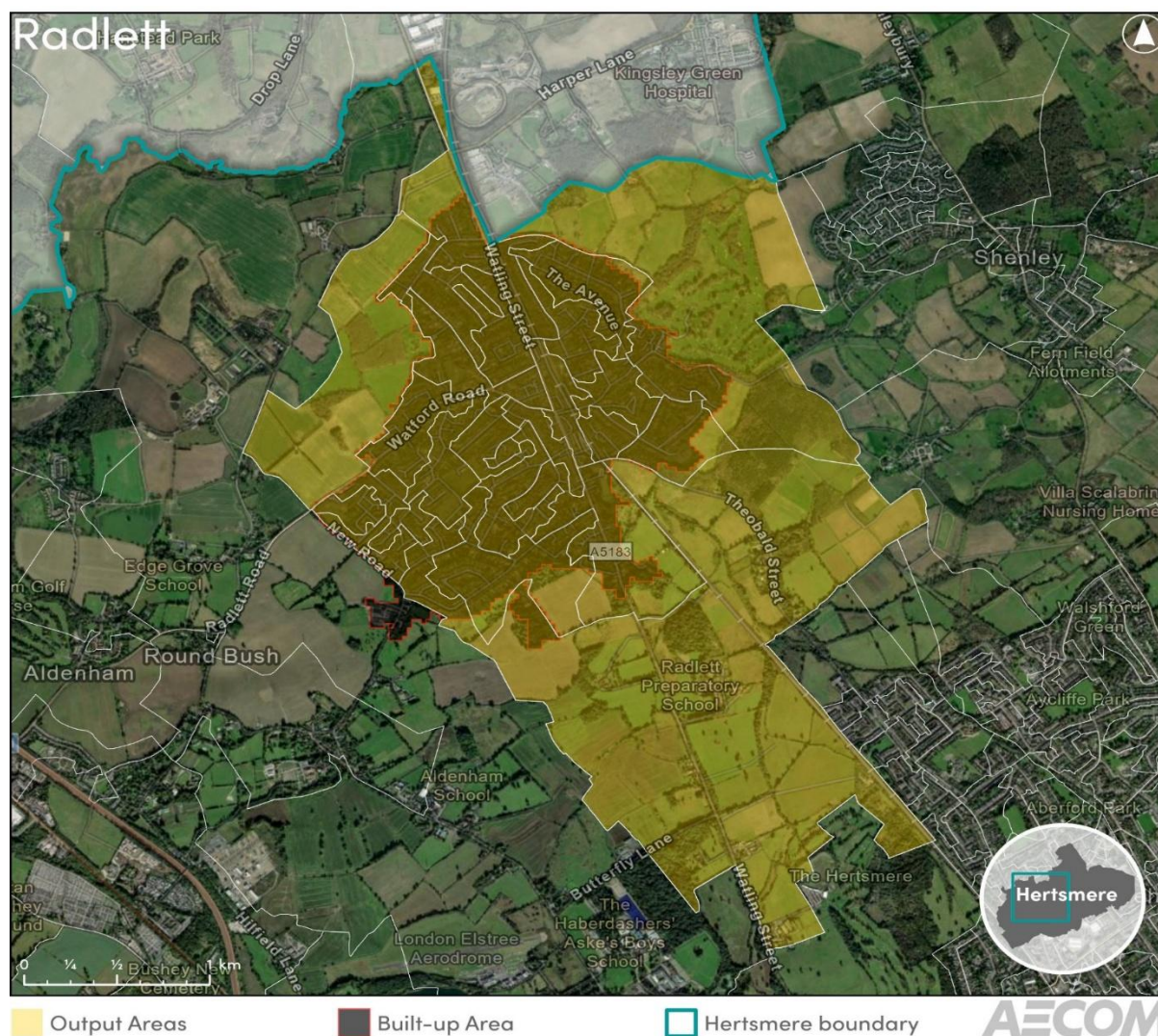


Table 4-4: Radlett Settlement Profile

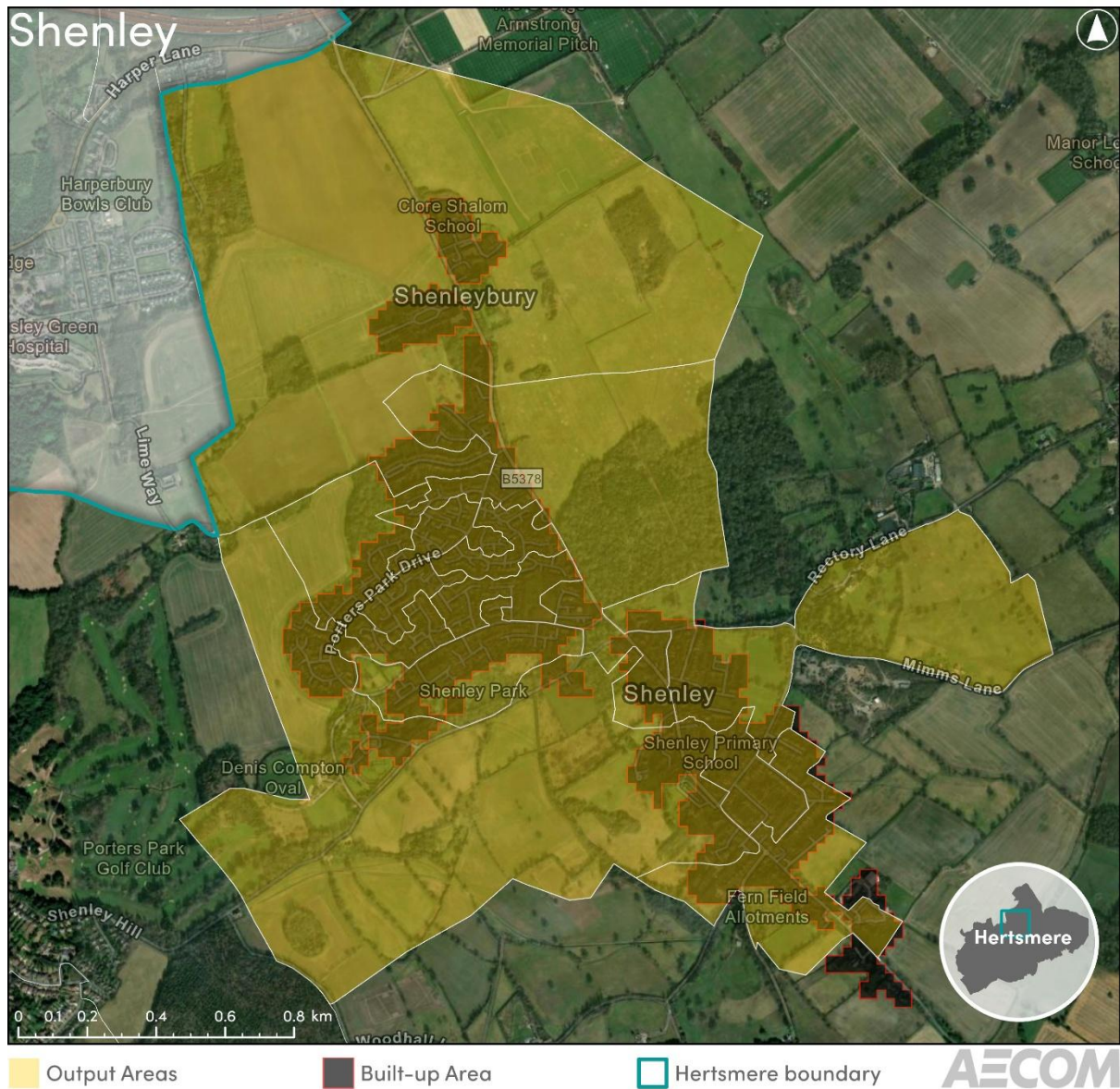
Radlett	
Settlement Area²⁷	321 hectares
Population (2021 Census)	8,182
Households (2021 Census)	3,191
Average Household Size (2021)	2.56
Dwellings (2021 Census)	3,431
Empty Dwellings (2021)	7.0%
Dwellings (2025)	3,522
Households (2025, estimated)	3,275

²⁷ From ONS Built Up Areas dataset – this reflects a different geography to the Output Area data

Population (2025, estimated)	8,385
Community Services	
Primary Schools²⁸	Fair Field Junior School
	Newberries Primary School
	St John's C of E Infant and Nursery School
	Radlett Preparatory School*
	Hertsmere Jewish Primary School
Supermarkets	-
GP Surgeries	The Red House Surgery
Dental Surgeries	The Dental Clinic Radlett
	D & C Griffiths Dental Practice
	Paragondental
	Smiles Radlett
Post Offices	Watling Street Post Office
	Batlers Green Post Office
Pharmacies	Manor Pharmacy
	Boots
Gym/Leisure	The Proud Project
	Cycle Society
	Brave
	Thrive Athletic
Regional Services	
Secondary Schools	-
Train Stations	Radlett Station

²⁸ Private schools are marked with a *

Figure 4-5: Shenley²⁹



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Table 4-5: Shenley Settlement Profile

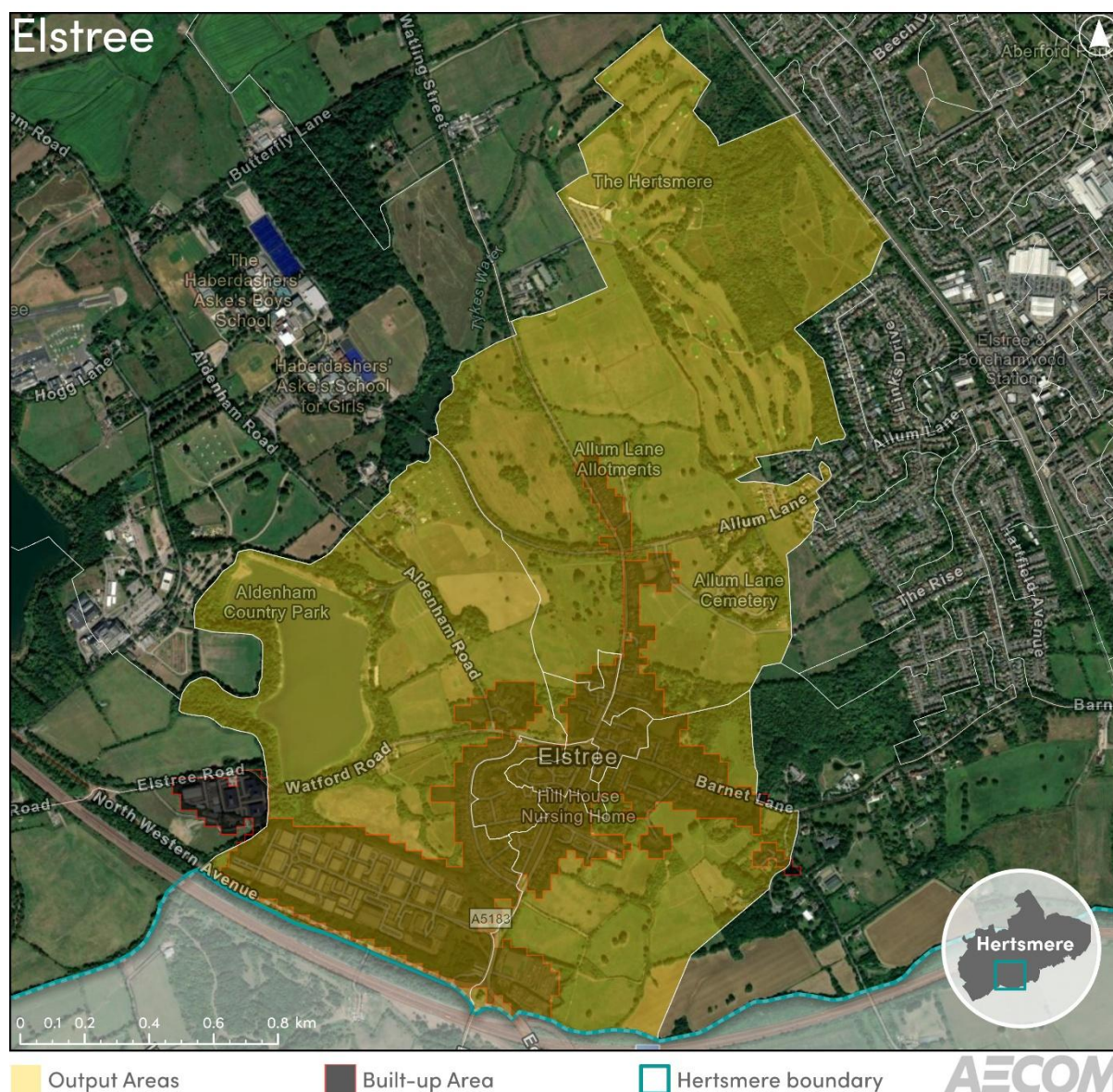
Shenley	
Settlement Area³⁰	93 hectares
Population (2021 Census)	3,900
Households (2021 Census)	1,510
Average Household Size (2021)	2.58

²⁹ The Output Areas for Shenley do not extend to include all of the ribbon development south of the main settlement due to this Output Area including a large additional area that is not considered to be part of the settlement.

³⁰ From ONS Built Up Areas dataset – this reflects a different geography to the Output Area data

Dwellings (2021 Census)	1,561
Empty Dwellings (2021)	3.3%
Dwellings (2025)	1,589
Households (2025, estimated)	1,537
Population (2025, estimated)	3,964
Community Services	
Primary Schools	Shenley Primary School
	Clore Shalom School
Supermarkets	-
GP Surgeries	Gateways Surgery
Dental Surgeries	The Gingerbread House Dental and Health Care
Post Offices	Shenley Post Office
Pharmacies	Crown Pharmacy
Gym/Leisure	CrossFit Shenley
Regional Services	
Secondary Schools	-
Train Stations	-

Figure 4-6: Elstree Village



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Table 4-6: Elstree Village Settlement Profile

Elstree Village	
Settlement Area³¹	78 hectares
Population (2021 Census)	2,004
Households (2021 Census)	759
Average Household Size (2021)	2.64
Dwellings (2021 Census)	814
Empty Dwellings (2021)	6.8%

³¹ From ONS Built Up Areas dataset – this reflects a different geography to the Output Area data

Dwellings (2025)	821
Households (2025, estimated)	765
Population (2025, estimated)	2,020
Community Services	
Primary Schools	St Nicholas Elstree C of E Primary School
Supermarkets	-
GP Surgeries	Schopwick Surgery
Dental Surgeries	Cornerhouse Dental Care
Post Offices	-
Pharmacies	Elstree Pharmacy
Gym/Leisure	-
Regional Services	
Secondary Schools	-
Train Stations	-

Figure 4-7: South Mimms

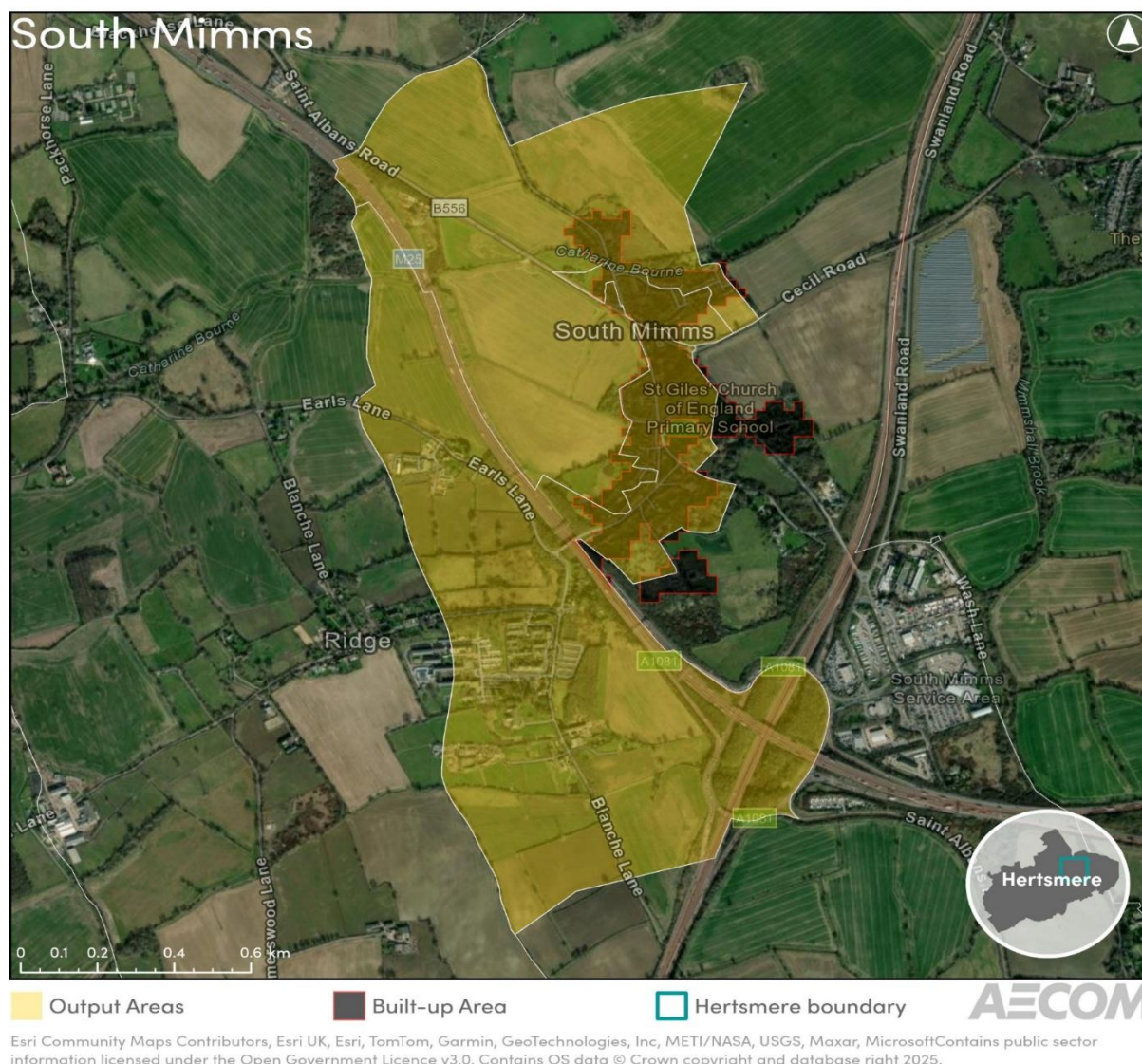


Table 4-7: South Mimms Settlement Profile

South Mimms	
Settlement Area³²	24 hectares
Population (2021 Census)	711
Households (2021 Census)	310
Average Household Size (2021)	2.29
Dwellings (2021 Census)	335
Empty Dwellings (2021)	7.5%
Dwellings (2025)	364
Households (2025, estimated)	337

³² From ONS Built Up Areas dataset – this reflects a different geography to the Output Area data

Population (2025, estimated)	771
Community Services	
Primary Schools	St Giles C of E Primary School
Supermarkets	-
GP Surgeries	-
Dental Surgeries	-
Post Offices	-
Pharmacies	-
Gym/Leisure	-
Regional Services	
Secondary Schools	-
Train Stations	-

Figure 4-8: Aldenham

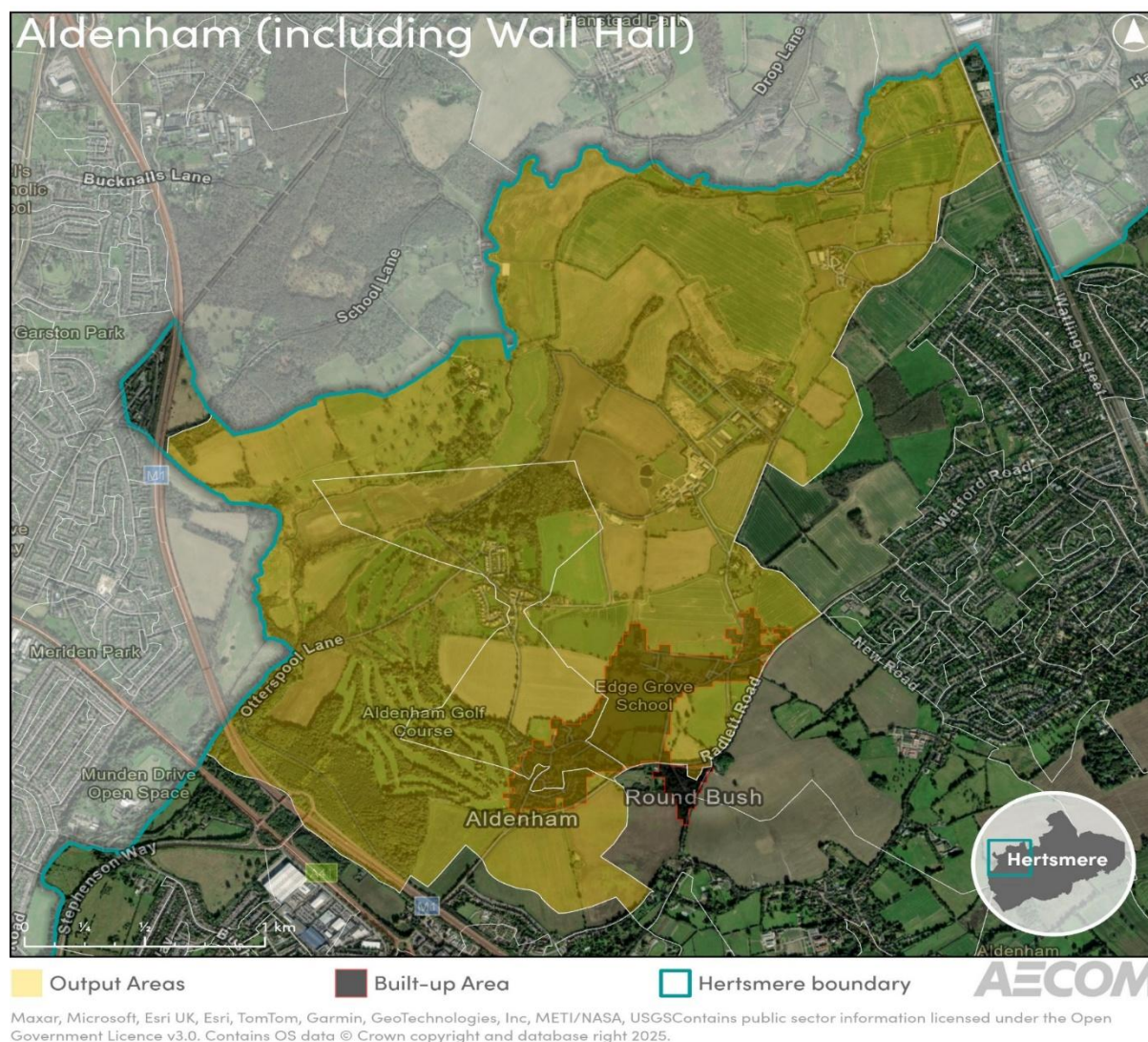


Table 4-8: Aldenham Settlement Profile

Aldenham	
Settlement Area³³	40 hectares
Population (2021 Census)	598
Households (2021 Census)	253
Average Household Size (2021)	2.36
Dwellings (2021 Census)	261
Empty Dwellings (2021)	3.1%
Dwellings (2025)	277
Households (2025, estimated)	268

³³ From ONS Built Up Areas dataset – this reflects a different geography to the Output Area data

Population (2025, estimated)	633
Community Services	
Primary Schools³⁴	Edge Grove School*
Supermarkets	-
GP Surgeries	-
Dental Surgeries	-
Post Offices	-
Pharmacies	-
Gym/Leisure	-
Regional Services	
Secondary Schools	-
Train Stations	-

³⁴ * indicates private schools

Figure 4-9: Letchmore Heath

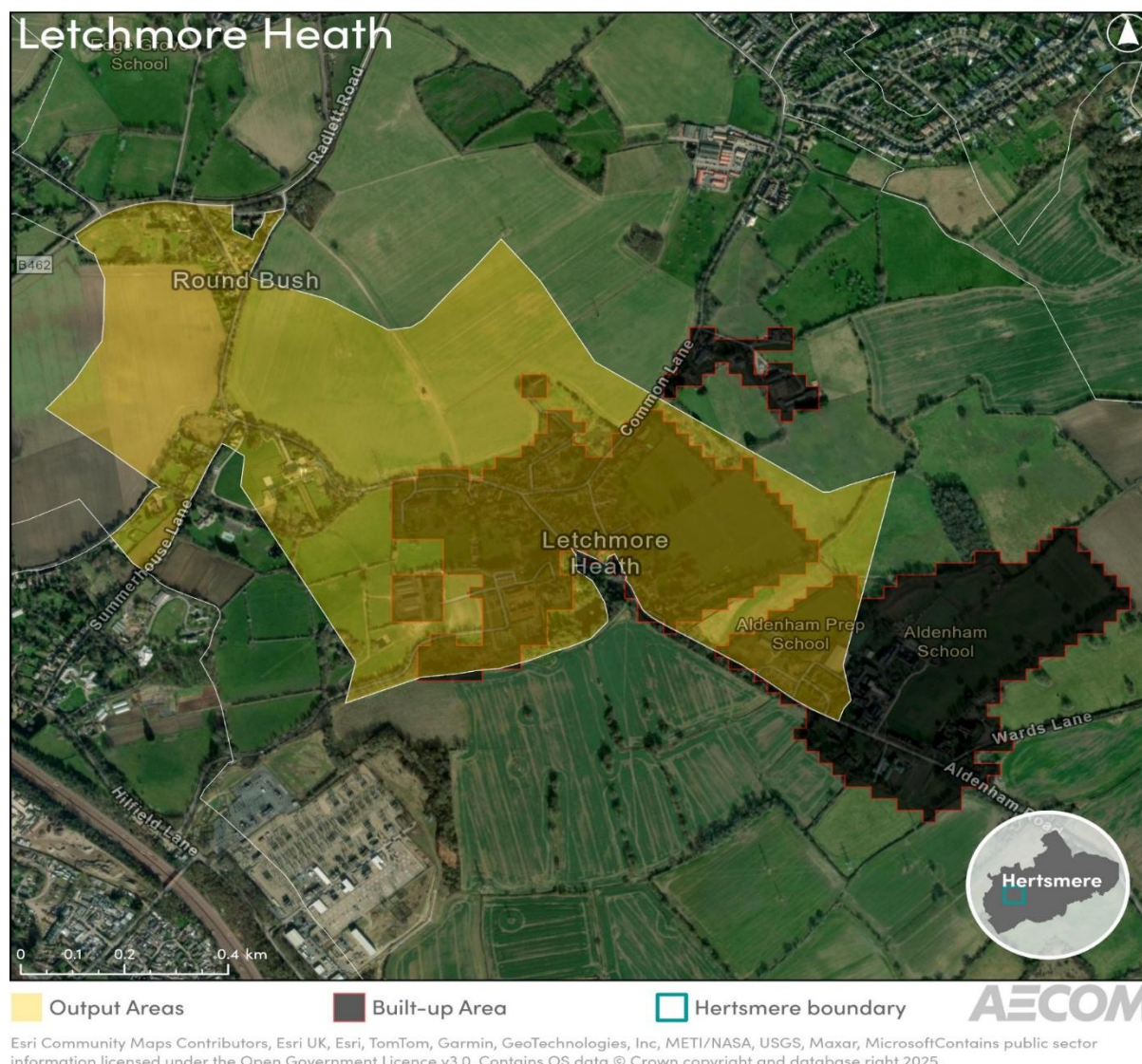


Table 4-9: Letchmore Heath Settlement Profile

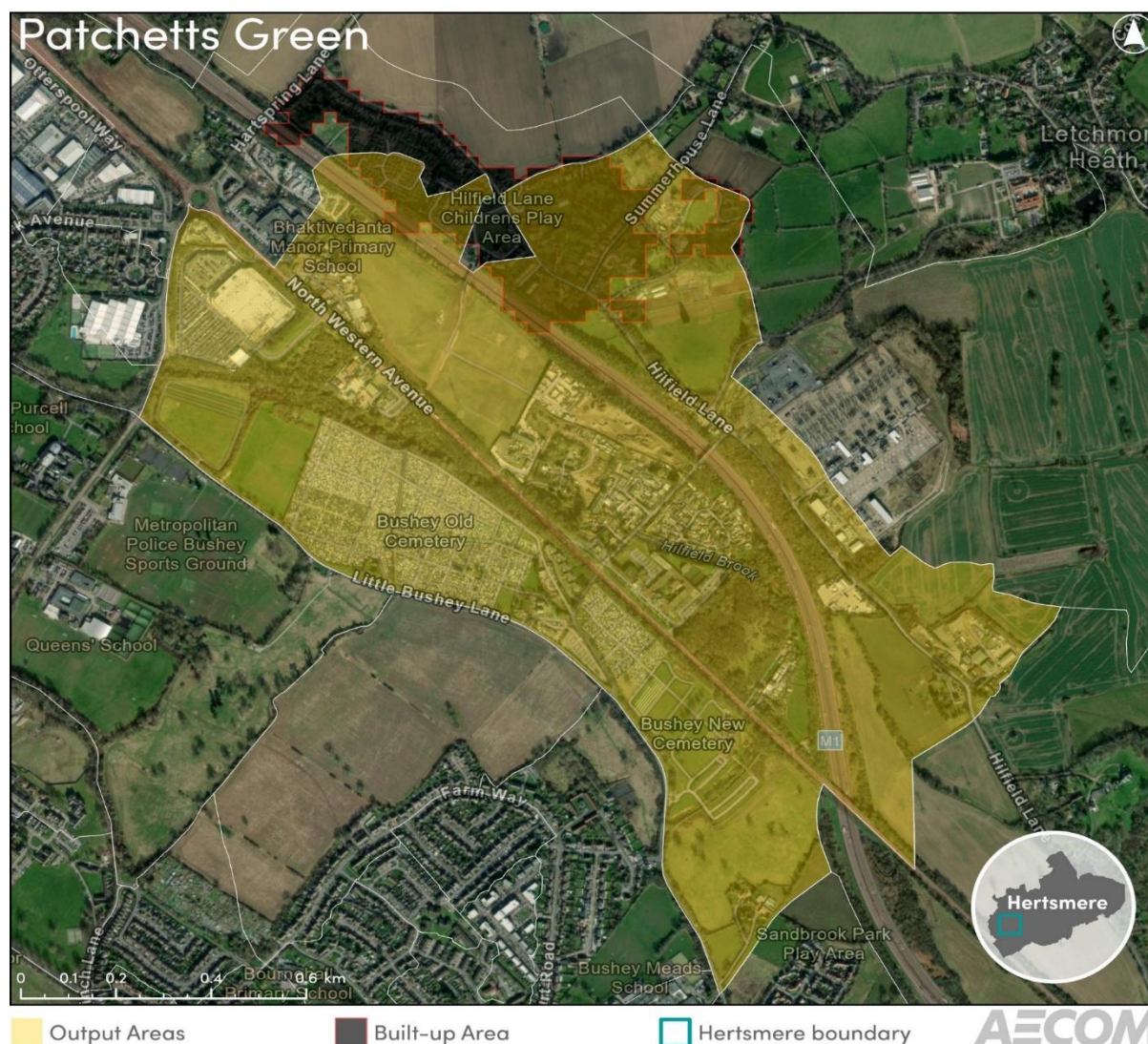
Letchmore Heath	
Settlement Area³⁵	54 hectares
Population (2021 Census)	252
Households (2021 Census)	117
Average Household Size (2021)	2.15
Dwellings (2021 Census)	130
Empty Dwellings (2021)	10.0%
Dwellings (2025)	137
Households (2025, estimated)	123

³⁵ From ONS Built Up Areas dataset – this reflects a different geography to the Output Area data

Population (2025, estimated)	265
Community Services	
Primary Schools³⁶	Aldenham Prep School*
Supermarkets	-
GP Surgeries	-
Dental Surgeries	-
Post Offices	-
Pharmacies	-
Gym/Leisure	-
Regional Services	
Secondary Schools	-
Train Stations	-

³⁶ Private schools are marked with an *

Figure 4-10: Patchetts Green



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Table 4-10: Patchetts Green Settlement Profile

Patchetts Green	
Settlement Area³⁷	21 hectares
Population (2021 Census)	433
Households (2021 Census)	150
Average Household Size (2021)	2.89
Dwellings (2021 Census)	159
Empty Dwellings (2021)	5.7%
Dwellings (2025)	249

³⁷ From ONS Built Up Areas dataset – this reflects a different geography to the Output Area data

Households (2025, estimated)	235
Population (2025, estimated)	679
Community Services	
Primary Schools³⁸	Gurukula – The Hare Krishna Primary School*
Supermarkets	-
GP Surgeries	-
Dental Surgeries	-
Post Offices	-
Pharmacies	-
Gym/Leisure	-
Regional Services	
Secondary Schools	-
Train Stations	-

4.3 Audit of Services and Facilities

- 4.3.1 To translate the settlement profiles into scores relating to the level of services and facilities in Hertsmere settlements, a weighted scoring system has been devised, with the scores later carried forward and combined with the accessibility scoring to categorise each settlement.
- 4.3.2 Table 4-11 looks at the population of each settlement, and assigns a point for every 1,000th resident in the settlement. At the time of the 2021 Census Borehamwood had the largest population and is assigned a score of 39, followed by Bushey (28) and Potters Bar (22). South Mimms, Aldenham, Letchmore Heath, and Patchetts Green had populations below 1,000 and so are not allocated a score. Based on the estimated 2025 populations, the only changes would be that Borehamwood would score 40, and Bushey would score 29.

³⁸ Private schools are marked with an *

Table 4-11: Hertsmere Population Scoring

Settlement	Population (2021 Census)	Score
Borehamwood	39,521	39
Potters Bar	22,013	22
Bushey	28,403	28
Radlett	8,182	8
Shenley	3,900	3
Elstree	2,004	1
South Mimms	711	0
Aldenham	598	0
Letchmore Heath	252	0
Patchetts Green	433	0

Source: 2021 Census, AECOM Calculations

- 4.3.3 Table 4-12 shows weighted scoring of services and facilities in Hertsmere, with higher order services and regional services (e.g. train stations and secondary schools) receiving higher scores, and those less essential facilities (e.g. gyms and leisure centres) receiving lower scores.

Table 4-12: Scoring of Facilities/Services

Service/Facility	Score	Justification
Train Stations	5	Reflects good accessibility by public transport and Government's objectives to focus new development near well connected train stations.
Primary Schools	4	Reflects the importance of accessible primary school education, generally within walking or cycling distance of students' homes.
GP Surgeries	4	Reflects the importance of accessible healthcare.
Secondary Schools	4	May serve multiple towns, villages, or hamlets. Scored in line with primary schools as secondary schools often provide transport (i.e. bus service).
Supermarkets	3	Whilst important, this category relates to large supermarkets. Smaller shops may be accessible within towns/villages.
Dental Surgeries	2	Important healthcare, but less so than a GP surgery.
Post Offices	2	Useful service, especially to older people, although not essential.
Pharmacies	2	Useful service, although not essential, with many GP surgeries also able to dispense medication.
Gym / Leisure	1	Not an essential public service or facility but important to resident population.

- 4.3.4 To establish an overall score based on the services and facilities available in a settlement, the scores shown in Table 4-12 are applied to each settlement, based on how many of each service or facility are shown in the corresponding settlement profiles. For example, a post office has a score of 2, with Table 4-1 showing there are 3 post offices in Borehamwood, meaning Borehamwood has a score of 6 for post offices. This compiled scoring is shown in Table 4-13 below for all of the settlements with populations of over 250.
- 4.3.5 Table 4-13 shows that Borehamwood has the highest facilities/services score, at 144, followed by Bushey (124) and Potters Bar (93). There is then a substantial drop in scoring to Radlett (45) and then Shenley (19), Elstree (12) and South Mimms (4). Aldenham, Letchmore Heath, and Patchetts Green had none of the services or facilities considered in the audit and so have a score of 0. If private schools were included within the services scoring then these 3 settlements would all receive a score of 4 (in line with South Mimms) as they all have a private primary school within the settlement profile area.
- 4.3.6 In comparison to the Hertsmere Settlement Hierarchy and Accessibility Mapping Analysis Technical Study, AECOM's study orders the top 3 settlements, based solely on services and facilities, as Borehamwood, Bushey, Potters Bar, whilst the previous study lists Borehamwood as 1st, with Bushey and Potters Bar joint 2nd. However, the methodology varies slightly, with the previous study only counting whether a settlement does or does not have a certain facility, whilst AECOM counts multiple of the same facility (e.g. a settlement with 4 primary schools would receive a higher score for primary schools than one with 3). Overall, this is not likely to alter the categorisation of the settlements, but the difference is helpful to note, as whilst one settlement may have a broader range of facilities, another may have a more appropriate level of facility (e.g. the correct number of GP surgeries to meet local needs).

Table 4-13: Hertsmere Facilities and Services Scoring

	Borehamwood	Potters Bar	Bushey	Radlett	Shenley	Elstree	South Mimms	Aldenham	Letchmore Heath	Patchetts Green
Primary Schools³⁹	40	24	48	16	8	4	4	0	0	0
Supermarkets	21	6	0	0	0	0	0	0	0	0
GP Surgeries	16	16	20	4	4	4	0	0	0	0
Dental Surgeries	22	16	12	8	2	2	0	0	0	0
Post Offices	6	6	8	4	2	0	0	0	0	0
Pharmacies	22	8	14	4	2	2	0	0	0	0
Gym / leisure	4	4	6	4	1	0	0	0	0	0
Secondary Schools⁴⁰	8	8	16	0	0	0	0	0	0	0
Train Stations	5	5	0 ⁴¹	5	0	0	0	0	0	0
TOTAL	144	93	124	45	19	12	4	0	0	0
RANKING	1st	3rd	2nd	4th	5th	6th	7th	8th	8th	8th

³⁹ Whilst the settlement profiles include private schools, the scoring only includes state schools to ensure accessibility for Hertsmere residents.

⁴⁰ Whilst the settlement profiles include private schools, the scoring only includes state schools to ensure accessibility for Hertsmere residents.

⁴¹ Bushey Train Station is located outside of Hertsmere (in Watford Borough) and so is not included in the scoring. However, it is included in the settlement profile as an important transport connection close to the settlement.

5. Accessibility Audit

5.1 Methodology

- 5.1.1 This section uses the Department for Transport's Connectivity Tool⁴² to analyse how accessible different settlements within Hertsmere are, relative to one another and to the most accessible places in the country.
- 5.1.2 The transport connectivity metric is a Department for Transport measure that assesses how easily people can reach jobs, services and social opportunities from where they live. It focuses on potential accessibility, not actual travel behaviour, showing what destinations could be reached within a time limit of 60 minutes.
- 5.1.3 Connectivity is calculated separately for different transport modes (walking, cycling, driving and public transport), times of day, and journey purposes (e.g. work, education, healthcare, shopping).
- 5.1.4 The connectivity of areas is scored out of 100, with 100 the best-connected location, and other areas scored in relation to this. The model calculates connectivity scores for different modes of transport, times of day (e.g. rush hour), and travel reasons (e.g. work, leisure, healthcare visits), with these then aggregated and weighted (excluding driving) to form an overall score for sustainable modes of transportation, weighted roughly at 52% public transport, 40% walking, and 8% cycling.
- 5.1.5 Scores are then produced for small geographic areas and aggregated to larger areas, then scaled relative to the best-connected location (connectivity score of 100).

5.2 Connectivity Scores

- 5.2.1 Table 5-1 shows the centralised connectivity scores for each settlement in Hertsmere. It shows that Borehamwood has the highest connectivity score, at 85 out of 100, closely followed by Bushey at 84 and Potters Bar at 81. Radlett (76), Elstree (68), South Mimms (55), and Shenley (51) all had scores of over 50.

⁴² <https://www.gov.uk/guidance/connectivity-tool>

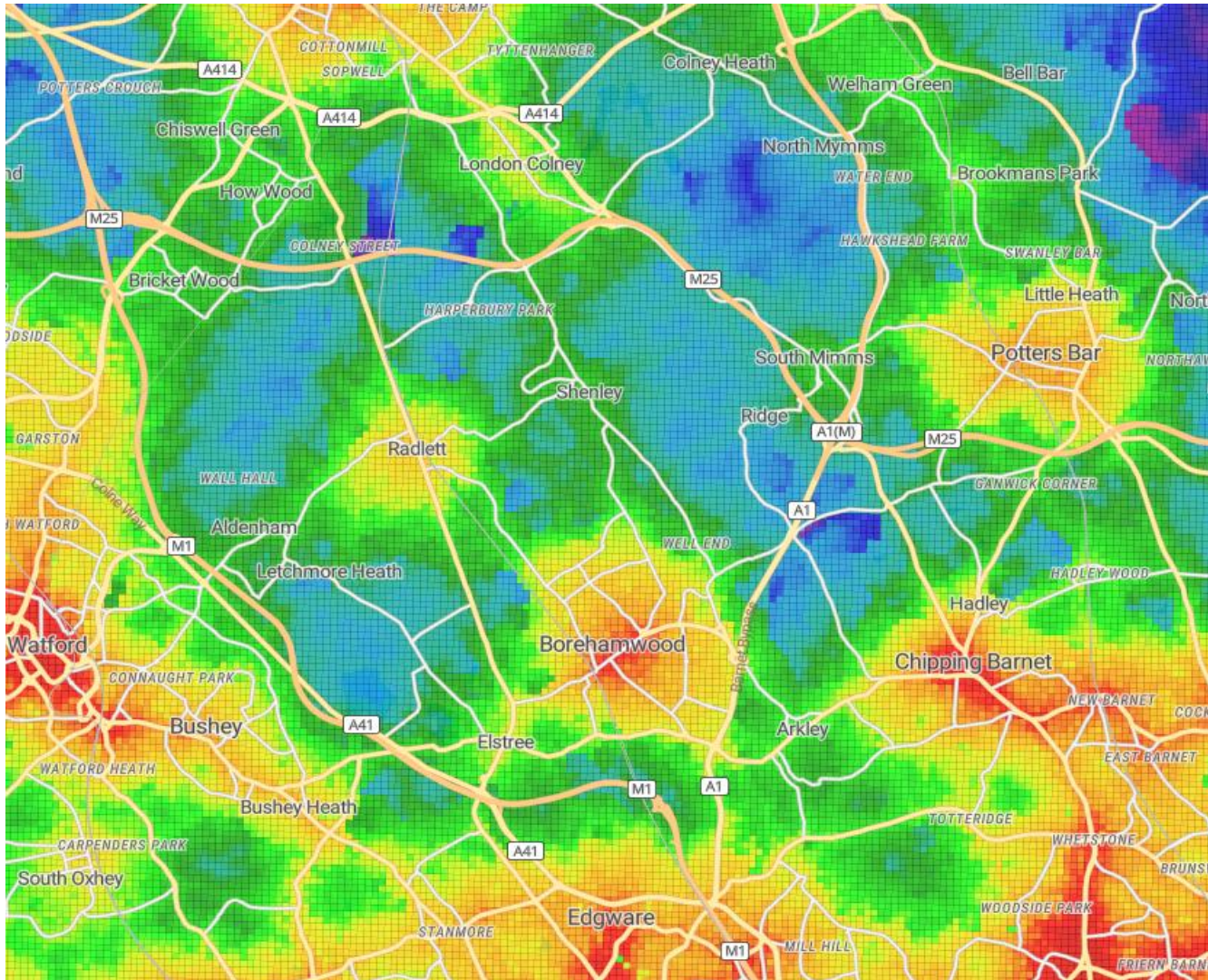
Table 5-1: Centralised connectivity scores, Hertsmere settlements

Settlement	Centralised Connectivity Score
Borehamwood	85
Potters Bar	81
Bushey	84
Radlett	76
Shenley	51
Elstree	68
South Mimms	55
Aldenham	50
Letchmore Heath	46
Patchetts Green	48

Source: Department for Transport Connectivity Tool

5.2.2 Figure 5-1 shows a heat map of connectivity across Hertsmere, with clear centres of connectivity in Borehamwood, Potters Bar, Bushey, and Radlett.

Figure 5-1: Heat Map of Connectivity, Hertsmere



Source: Department for Transport Connectivity Tool

6. Settlement Categorisation and Hierarchy

6.1 Settlement Scores and Ranks

6.1.1 Table 6-1 overleaf presents the population, facilities/services, and raw accessibility scoring and gives an overall score and rank for each component. Figure 6-1 shows a scatter graph showing the accessibility scores (on the y axis) and the facilities/services score (on the x axis).

6.1.2 With the exception of Shenley and South Mimms, the settlements in Hertsmere have the same rank under population and facilities/services as they do under the accessibility measure. This suggests that if the two ranks are combined, the hierarchy of settlements is likely to remain the same.

6.1.3 This gives a broad indication to the Council on the ranking and relative sustainability of settlements within Hertsmere, against which settlements can be categorised or grouped where they share similar characteristics.

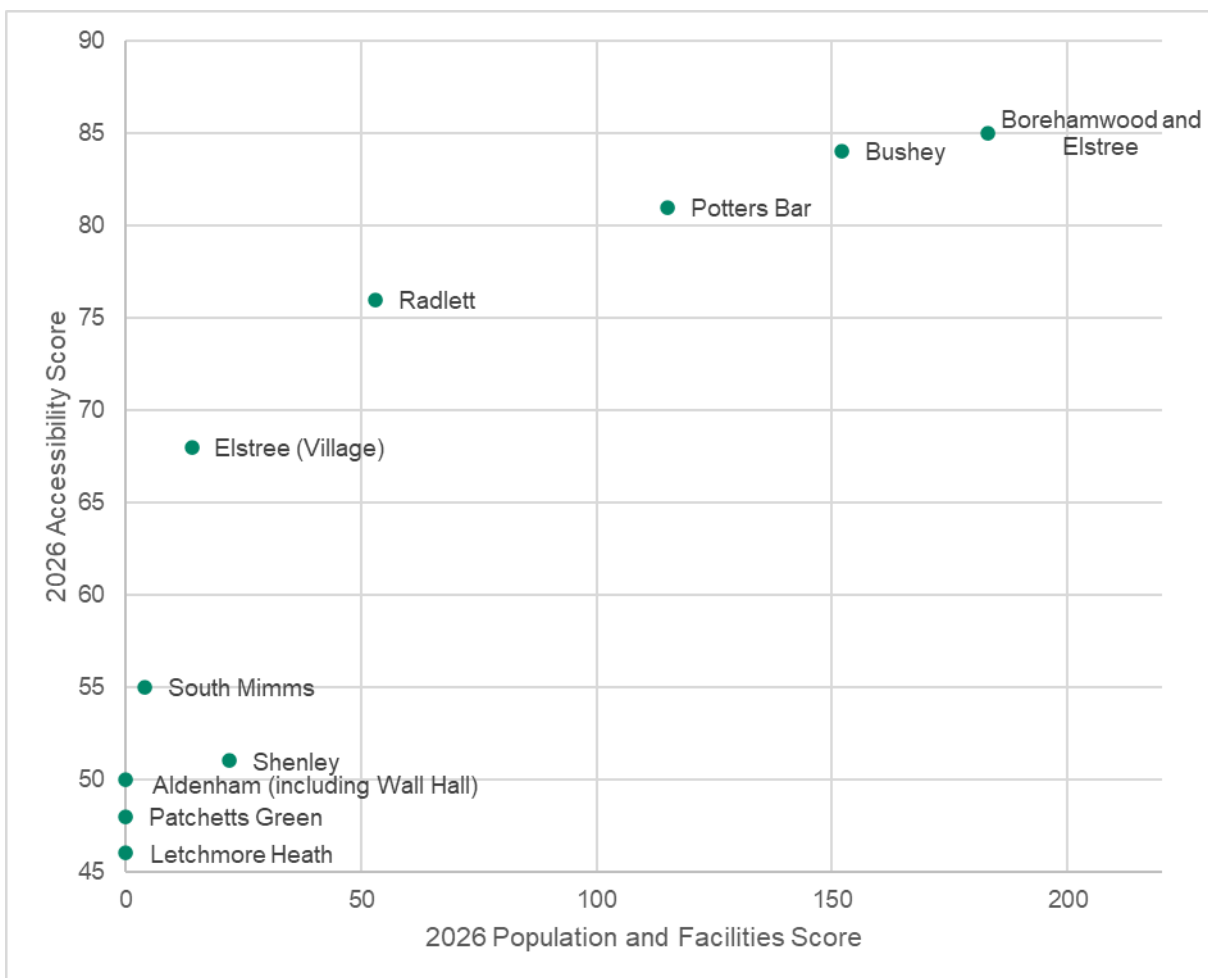


Figure 6-1: Hertsmere Connectivity Score vs Population and Facilities Score

Table 6-1: Combined Scoring, Hertsmere Settlements

	Population	Facilities/ Services	Population & Services Score	Population & Services Rank	Accessibility Score	Accessibility Rank	Overall Score	Overall Rank
Borehamwood and Elstree	39	144	183	1st	85	1st	268	1st
Potters Bar	22	93	115	3rd	81	3rd	196	3rd
Bushey	28	124	152	2nd	84	2nd	236	2nd
Radlett	8	45	53	4th	76	4th	129	4th
Shenley	3	19	22	5th	51	7th	73	6th
Elstree Village	2	12	14	6th	68	5th	82	5th
South Mimms	0	4	4	7th	55	6th	59	7th
Aldenham	0	0	0	8th	50	8th	50	8th
Letchmore Heath	0	0	0	8th	46	10th	46	10th
Patchetts Green	0	0	0	8th	48	9th	48	9th

6.2 Settlement Categorisation

- 6.2.1 AECOM's review of the population, services/facilities and accessibility in Hertsmere suggests that the ranking of the borough's settlements, established in previous studies, remains broadly appropriate. There does not appear to be compelling evidence to substantially change the ranking of settlements or the categories they have been assigned to.
- 6.2.2 It is clear that Borehamwood and Elstree is the largest and most accessible settlement in Hertsmere, which is proposed to be classified as a 'Large Town' in line with the 2023 South West Herts study.
- 6.2.3 At the next level down Potters Bar and Bushey have similar accessibility and population and facilities scores and are proposed to be 'Towns' in line with the 2023 South West Herts study. Classifying Potters Bar and Bushey as equal ranking settlements in the hierarchy is consistent with the approach taken in the 2020 Hertsmere study.
- 6.2.4 Radlett has both lower accessibility (76) and population and services and facilities (129) scores and is proposed to be classified as a 'Small Town' in the settlement hierarchy, again consistent with the 2023 South West Herts work.
- 6.2.5 There is then a drop in terms of the population and facilities score to the next tier of settlements where Shenley, Elstree Village and South Mimms have broadly similar characteristics with population and services/facilities scores above zero and accessibility below 70. These settlements are proposed to be categorised as 'Large Villages' in the settlement hierarchy reflecting that they have some facilities and relatively higher levels of accessibility in the Hertsmere context, but not enough to meet day-to-day needs in full.
- 6.2.6 This conclusion differs slightly from the 2023 and 2020 studies which had differing categorisations: the 2020 HBC study identified Shenley and Elstree as equal ranking settlements with South Mimms at a lower tier; whilst the 2023 study identified Shenley as a 'Large Village' and both Elstree Village and South Mimms as smaller scale 'Villages'. The approach recommended in this study is to simplify the categorisation and simply refer to all of these settlements as 'Large Villages', identifying them as higher tier and relatively more sustainable locations than other villages and open countryside.
- 6.2.7 The next tier down then groups Aldenham (including Wall Hall), Letchmore Heath and Patchetts Green as 'Small Villages' due to a population and facilities score of zero and accessibility scores of 50 or below.
- 6.2.8 In line with the approach taken in South West Herts (2023) the smaller settlements of Ridge, Round Bush, Bentley Heath and High Cross have populations below 250 people and are considered below the threshold considered suitable for sustainable development and are considered comparable to open countryside.

6.2.9 The settlement hierarchy is presented in full in Table 6-2. The top three tiers are identified as ‘Main Settlements’ and should be considered the most sustainable locations in Hertsmere where growth and development should be prioritised. Below this are the ‘Large Villages’ where more modest scales of development should be considered, reflecting the levels of accessibility and existing services and facilities, in order to sustain the villages over the plan period. Below this sits ‘Small Villages’ and open countryside where very limited development would be appropriate, other than opportunities for large scale development such as new settlements which would deliver significant new supporting infrastructure (including transport infrastructure) to make the location sustainable.

6.2.10 A comparison between the existing Core Strategy settlement hierarchy, the 2020 HBC study, the 2023 South West Herts study and this Review is set out in Appendix B.

Table 6-2: Recommended Hertsmere Settlement Hierarchy

Local Plan Category	Settlement	Tier	Recommended Settlement Hierarchy Category
Main Settlement	Borehamwood and Elstree	1	Large Town
Main Settlement	Potters Bar	2	Town
Main Settlement	Bushey	2	Town
Main Settlement	Radlett	3	Small Town
Other Settlements	Shenley	4	Large Village
Other Settlements	Elstree (Village)	4	Large Village
Other Settlements	South Mimms	4	Large Village
Other Settlements	Aldenham (including Wall Hall)	5	Small Village
Other Settlements	Letchmore Heath	5	Small Village
Other Settlements	Patchetts Green	5	Small Village
Other Settlements	Ridge	N/A	Open Countryside
Other Settlements	Round Bush	N/A	Open Countryside
Other Settlements	Bentley Heath	N/A	Open Countryside

Local Plan Category	Settlement	Tier	Recommended Settlement Hierarchy Category
Other Settlements	High Cross	N/A	Open Countryside

Appendix A : Output Areas

Table A-1: Hertsmere Settlement Output Areas

Sub Area	Output Areas (2021)
Potters Bar	E00119710
	E00119761
	E00119711
	E00119762
	E00119712
	E00119713
	E00119714
	E00119716
	E00119717
	E00119718
	E00119719
	E00119720
	E00119721
	E00119722
	E00119723
	E00119724
	E00119725
	E00119726
	E00119727
	E00119728
	E00119729
	E00119730
	E00119731
	E00119732
	E00119733
	E00119734
	E00119735
	E00119736
	E00119737
	E00119738
	E00119739
E00119740	
E00119741	
E00119742	
E00119743	
E00119744	
E00119745	
E00119746	
E00119747	
E00119749	
E00119750	

Sub Area	Output Areas (2021)
	E00119751
	E00119752
	E00119753
	E00119754
	E00119755
	E00119756
	E00119757
	E00119758
	E00119759
	E00119694
	E00119695
	E00119696
	E00119697
	E00119698
	E00119699
	E00119700
	E00119701
	E00119702
	E00119703
	E00119704
	E00119705
	E00119706
	E00119707
	E00119708
	E00119709
	E00190249
	E00190299
Borehamwood	E00119548
	E00119549
	E00119550
	E00119506
	E00119551
	E00119552
	E00119553
	E00119554
	E00119555
	E00119556
	E00119557
	E00119559
	E00119560
	E00119561
	E00119562
	E00119563
	E00119565
	E00119566

Sub Area	Output Areas (2021)
	E00119568
	E00119569
	E00119570
	E00119571
	E00119572
	E00119573
	E00119574
	E00119575
	E00119576
	E00119577
	E00119581
	E00119582
	E00119583
	E00119584
	E00119585
	E00119586
	E00119587
	E00119588
	E00119590
	E00119591
	E00119592
	E00119593
	E00119594
	E00119595
	E00119596
	E00119597
	E00119598
	E00119599
	E00119507
	E00119508
	E00119509
	E00119510
	E00119511
	E00119512
	E00119513
	E00119770
	E00119514
	E00119515
	E00119516
	E00119517
	E00119518
	E00119519
	E00119520
	E00119522
	E00119523

Sub Area	Output Areas (2021)
	E00119524
	E00119525
	E00119526
	E00119527
	E00119528
	E00119530
	E00119531
	E00119680
	E00119532
	E00119681
	E00119533
	E00119682
	E00119534
	E00119683
	E00119535
	E00119684
	E00119537
	E00119538
	E00119539
	E00119540
	E00119541
	E00119542
	E00119691
	E00119543
	E00119692
	E00119544
	E00119693
	E00119545
	E00119546
	E00119547
	E00169758
	E00169759
	E00169760
	E00169761
	E00169762
	E00169763
	E00169764
	E00169765
	E00169767
	E00190245
	E00190297
	E00190255
	E00190305
	E00190306
	E00190226

Sub Area	Output Areas (2021)
	E00190234
	E00190267
	E00190270
	E00190273
	E00190275
	E00190277
	E00190287
	E00190289
Bushey	E00119659
	E00119605
	E00119660
	E00119606
	E00119661
	E00119600
	E00119601
	E00119602
	E00119603
	E00119604
	E00119607
	E00119662
	E00119608
	E00119609
	E00119664
	E00119610
	E00119665
	E00119611
	E00119666
	E00119612
	E00119667
	E00119613
	E00119668
	E00119669
	E00119614
	E00119615
	E00119671
	E00119616
	E00119672
	E00119617
	E00119673
	E00119674
	E00119618
	E00119675
	E00119676
	E00119677
	E00119619

Sub Area	Output Areas (2021)
	E00119620
	E00119678
	E00119621
	E00119679
	E00119622
	E00119623
	E00119624
	E00119626
	E00119628
	E00119630
	E00119631
	E00119632
	E00119633
	E00119635
	E00119636
	E00119637
	E00119639
	E00119640
	E00119641
	E00119642
	E00119643
	E00119644
	E00119645
	E00119646
	E00119647
	E00119648
	E00119649
	E00119650
	E00119651
	E00119652
	E00119653
	E00119654
	E00119655
	E00119656
	E00119657
	E00119658
	E00169768
	E00190251
	E00190323
	E00190324
	E00190260
	E00190263
	E00190272
	E00190288
	E00119663

Sub Area	Output Areas (2021)
Radlett	E00119476
	E00119477
	E00119478
	E00119480
	E00119481
	E00119482
	E00119483
	E00119485
	E00119486
	E00119487
	E00119488
	E00119489
	E00119490
	E00119491
	E00119492
	E00119496
	E00119497
	E00119498
	E00119500
	E00119501
	E00119502
	E00119503
	E00119504
E00119505	
Shenley	E00169766
	E00119768
	E00119769
	E00119773
	E00119774
	E00119775
	E00119776
	E00119777
	E00119778
	E00119779
	E00119780
	E00119781
	Elstree (village)
E00119686	
E00119687	
E00119688	
E00119689	
South Mimms	E00119764
	E00119765
	E00119766
Aldenham	E00169756

Sub Area	Output Areas (2021)
	E00169757
Letchmore Heath	E00119494
Patchetts Green	E00119629
Ridge	E00119767

Appendix B : HBC Comparator Settlement Hierarchies

Table B-1: Hertsmere Comparator Settlement Hierarchies

Settlement	HBC Core Strategy 2013 Tier	HBC 2020 Category	HBC 2020 Tier	SW Herts 2023 Category	SW Herts 2023 Tier	2026 Settlement Hierarchy Category	2026 Settlement Hierarchy Tier
Borehamwood and Elstree	1	Key Settlement - Tier 1	1	Category 1 Level 3 - Large Town	3	Large Town	1
Potters Bar	2	Key Settlement - Tier 2	2	Category 2 Level 4 - Towns	4	Town	2
Bushey	2	Key Settlement - Tier 2	2	Category 2 Level 4 - Towns	4	Town	2
Radlett	3	Key Settlement - Tier 3	3	Category 3 Level 5 - Small towns and large villages	5	Small Town	3
Shenley	4	Key Village - Tier 4	4	Category 4 Level 6 - Large villages (without access to a railway station)	6	Large Village	4
Elstree (Village)	4	Key Village - Tier 4	4	Category 5 Level 7 - Villages	7	Large Village	4
South Mimms	5	Key Village - Tier 5	5	Category 5 Level 7 - Villages	7	Large Village	4

Settlement	HBC Core Strategy 2013 Tier	HBC 2020 Category	HBC 2020 Tier	SW Herts 2023 Category	SW Herts 2023 Tier	2026 Settlement Hierarchy Category	2026 Settlement Hierarchy Tier
Aldenham (including Wall Hall)	5	Other Villages - Tier 6	6	Unranked	N/A	Small Village	5
Letchmore Heath	5	Other Villages - Tier 6	6	Unranked	N/A	Small Village	5
Patchetts Green	5	Other Villages - Tier 6	6	Unranked	N/A	Small Village	5
Ridge	5	Other Villages - Tier 6	6	Unranked	N/A	Open Countryside	N/A
Round Bush	5	Other Villages - Tier 7	7	Unranked	N/A	Open Countryside	N/A
Bentley Heath	N/A	Other Villages - Tier 7	7	Unranked	N/A	Open Countryside	N/A
High Cross	N/A	Other Villages - Tier 7	7	Unranked	N/A	Open Countryside	N/A

