

# PLANNING FOR GROWTH

**BOROUGH PROFILE**

**SEPTEMBER 2017**

## **Borough Profile**

### Overview

Hertsmere is located in the south-west of Hertfordshire abutting north-west London. Despite its proximity to Greater London, the 10,116 hectares borough remains largely rural and almost 80% of the land is designated Green Belt. The borough has five main settlements including: Borehamwood, Bushey, Potters Bar, Radlett and Shenley, with other villages and smaller settlements dispersed throughout the rest of the district.

Hertsmere is very much a gateway to the county. This is reflected in the name given to the borough when it was created in 1974, combining 'Herts' a common abbreviation of Hertfordshire, with 'mere', an old word for a boundary. Hertsmere is not a single town or place and when Hertsmere was formed, it combined parts of Bushey and Potters Bar Urban Districts with Elstree and Watford Rural Districts.

### Population in Hertsmere

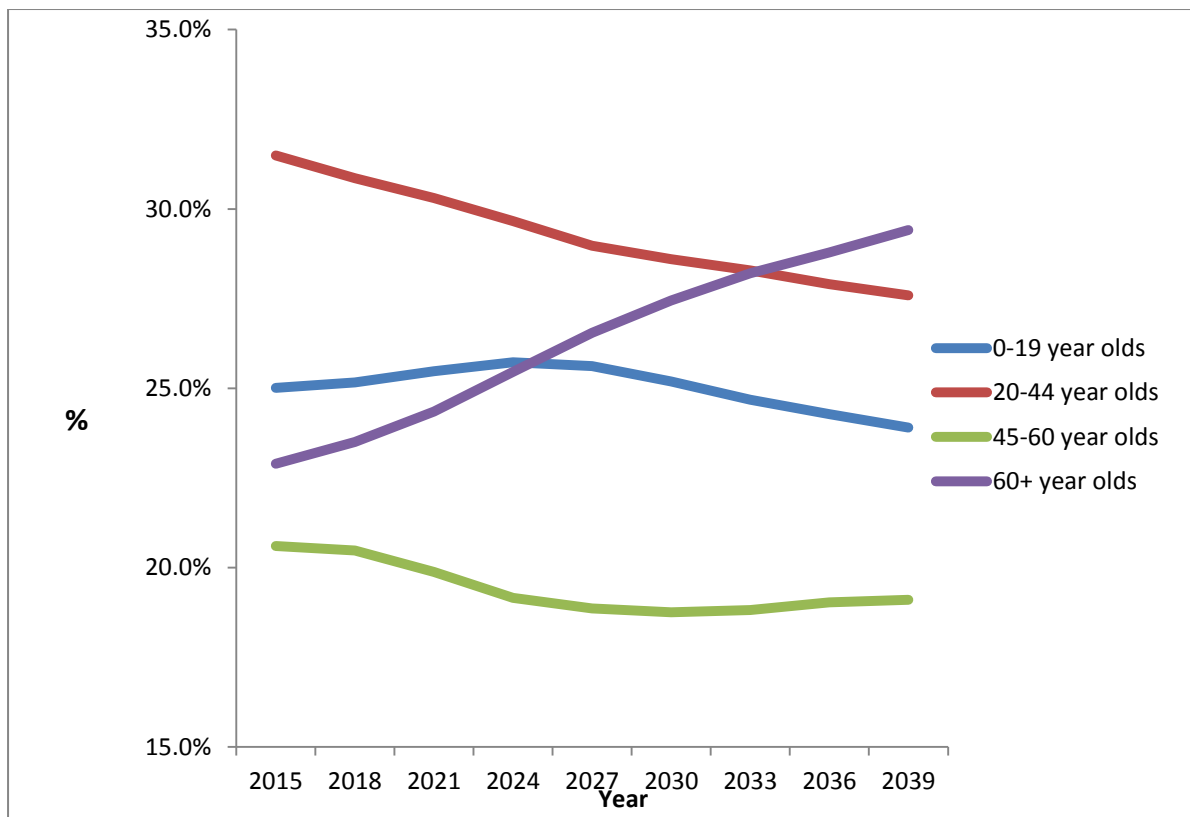
The population currently stands at 103,000, which has risen by almost 13,000 between the censuses of 1981 and the most recent projections, made in 2015. The rate of population increase for Hertsmere (14.3%) is comparable with the rest of the UK (15.4%) but slightly less than average for the Southwest Herts sub-region (17.2%).

Table 1: Population within the borough

<b>Location</b>	<b>Latest known (2015)</b>
Hertsmere	103,000
Borehamwood	34,979
Bushey (including Bushey Heath)	27,109
Potters Bar	22,383
Aldenham (including Radlett)	9,338
Shenley	4,955
Elstree	4,236

source: Nomis

Figure 1: Age group breakdown between 2014 and 2038 in Hertsmere (as % of overall population).



### Ethnicity

The 2011 census found that the majority of the population described their ethnic group as 'White' (85%). A further 7.3% as 'Asian or Asian British', 3.9% described their ethnic group as 'Black African/ Caribbean/ or Black British', and the remaining 'mixed/ multiple ethnic groups (2.6%)' or as 'other ethnic' groups (1%).

Table 2: Ethnicity

Ethnic Group	Hertsmere	Southwest Herts	Neighbouring London Boroughs	England
White	85.0%	83.5%	55.8%	85.4%
Mixed/multiple ethnic groups	2.6%	2.6%	4.8%	2.3%
Asian/Asian British	7.4%	9.8%	24.1%	7.8%
Black/African/ Caribbean/ Black British	3.9%	3.4%	11.0%	3.5%
Other ethnic group	1.0%	0.7%	4.3%	1.0%

Source: Census 2011

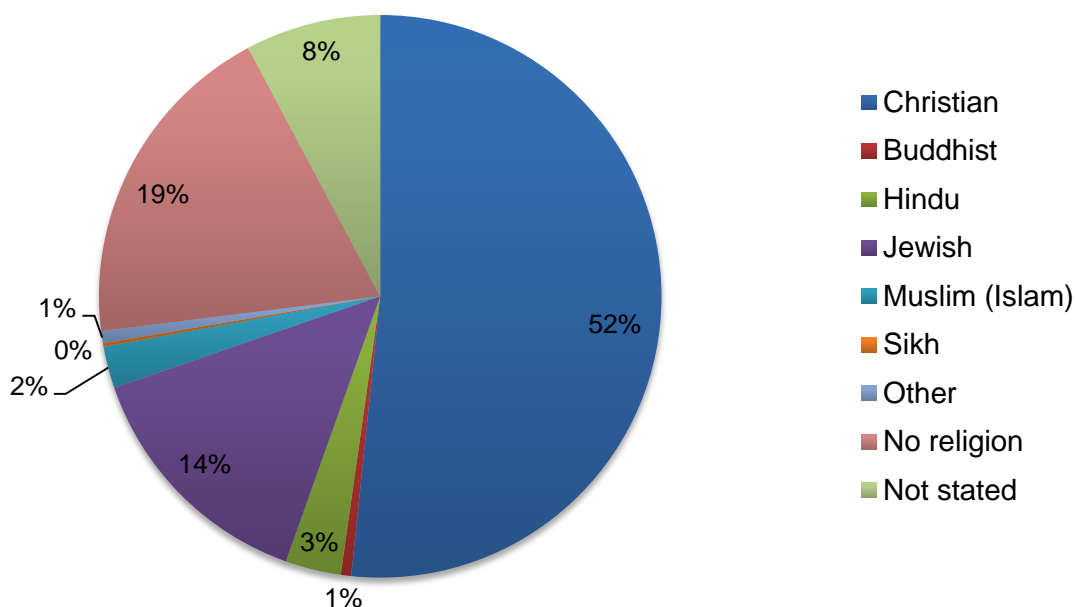
## Religious composition

The borough is diverse in terms of its religious populations. In particular, it has one of the highest concentrations of Jewish population in the country.

Table 3: Religious composition (2011)

Area	Hertsmere	Southwest Herts	Neighbouring London Boroughs	England
Christian	51.7%	56.7%	44.0%	59.4%
Buddhist	0.6%	0.5%	1.0%	0.5%
Hindu	3.2%	3.0%	11.7%	1.5%
Jewish	14.3%	3.8%	7.0%	0.5%
Muslim	2.4%	4.1%	13.2%	5%
Sikh	0.2%	0.3%	0.6%	0.8%
Other	0.7%	0.5%	1.4%	0.4%
No religion	19.2%	23.7%	13.7%	24.0%
Not stated	7.8%	7.3%	7.4%	7.2%

Figure 2: Religious composition of Hertsmere.



## Employment

Between January and December 2016, 84.2% of 16-64 year olds within the borough were in some form of employment; this number is higher than the average for the Eastern region (9.9%) and England as a whole (77.8%). Overall employment for

males was 90.4% and female employment overall was 79.8%. Self-employment accounted for 15.49% of all people, compared to 11.4% in the eastern region and 10.6% in England as a whole; demonstrating strong entrepreneurship in the local area. As of April 2017, only 1.2% of 16-64 year olds were claiming Out-of-Work Benefits, compared with 1.4% in the East of England and 2% across Great Britain.

The type of work that is undertaken by workers is shown below.

Table 4: Employment by occupation (Jan 2016-Dec 2016)

<b>Standard Occupational Classification<sup>1</sup></b>	<b>Hertsmere</b>	<b>Neighbouring London Boroughs</b>	<b>Great Britain</b>
1 Managers, directors and senior officials	11.0%	13.4%	10.6%
2 Professional occupations	15.4%	25.6%	20.3%
3 Associate professional & technical	16.5%	13.6%	14.4%
4 Administrative & secretarial	19.1%	11%	10.2%
5 Skilled trades occupations	11.1%	8.9%	10.3%
6 Caring, leisure and Other Service occupations	N/A	8.5%	9.1%
7 Sales and customer service occupations	N/A	7.6%	7.5%
8 Process plant & machine operatives	N/A	4%	6.4%
9 Elementary occupations	N/A	6.9%	10.7%

Source: Nomis

The borough has a particularly high number of jobs relating to 'Construction', far outstripping the East of England and England average percentages. It is also stronger than average on 'Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles', and on 'Financial and other business services'.

Table 5: Employee jobs (2015)

<b>Jobs</b>	<b>Hertsmere</b>	<b>Southwest Herts</b>	<b>Neighbouring London Boroughs</b>	<b>Great Britain</b>
B: Mining and quarrying	0.0%	0.0%	0.0%	0.2%
C: Manufacturing	4.3%	3.5%	3.4%	8.3%
D: Electricity, gas, steam and air conditioning supply	0.6%	0.2%	0.0%	0.4%
E: Water supply; sewerage, waste management and remediation activities	0.5%	0.4%	0.6%	0.7%
F: Construction	11.5%	7.8%	4.9%	4.6%
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	19.2%	17.0%	18.7%	15.8%

<sup>1</sup> ONS: Standard Occupational Classification 2010

<b>Jobs</b>	<b>Hertsmere</b>	<b>Southwest Herts</b>	<b>Neighbouring London Boroughs</b>	<b>Great Britain</b>
H: Transportation and storage	3.4%	3.4%	4.0%	4.7%
I: Accommodation and food service activities	6.7%	5.8%	6.0%	7.2%
J: Information and communication	5.8%	6.5%	4.9%	4.2%
K: Financial and insurance activities	4.3%	2.8%	1.8%	3.6%
L: Real estate activities	1.5%	1.6%	3.3%	1.7%
M: Professional, scientific and technical activities	7.7%	13.9%	8.4%	8.4%
N: Administrative and support service activities	8.7%	14.1%	8.3%	8.9%
O: Public administration and defence; compulsory social security	0.9%	1.6%	3.4%	4.4%
P: Education	9.6%	8.0%	12.7%	9.2%
Q: Human health and social work activities	8.7%	8.5%	15.3%	13.3%
R: Arts, entertainment and recreation	3.4%	2.4%	2.8%	2.4%
S: Other service activities	2.9%	2.3%	2.1%	2.0%

Source: Nomis

## Education

There are 23 primary schools and 7 secondary schools across the borough in the state sector, including academies and faith schools . The independent sector also is very well represented locally with 16 independent schools.

There are projected shortfalls in schools places across different parts of the borough including a need for a 2FE primary school to serve the needs arising from development within the Elstree Way Corridor in Borehamwood.

Table 7: Education provision in Hertsmere (state sector)

	<b>Primary schools</b>	<b>Average number of FEs per school</b>	<b>Secondary schools</b>	<b>Average number of FEs per school</b>
Borehamwood	11	1.5	2	6.5
Elstree Village	1	1		
Bushey	8	1.5	3	7.5
Potters Bar	7	1.1	2*	6.3
Shenley	2	1.3	0	n/a
South Mimms	1	0.5	0	n/a
Radlett	4 (including infants and junior schools)	1.8	0	n/a

Source: Hertfordshire County Council

\* Does not include Chancellor's Secondary School (6FE) which is located outside of the borough in Brookman's Park but included by HCC within its Potters Bar schools planning area

In 2016, the proportion of the borough residents with NVQ qualification (NVQ 1 or above to NVQ4 or above) is higher than the average for the Eastern region and for England as a whole.

Table 6: Qualifications (2016)

Qualifications	Hertsmere	Southwest Herts	Neighbouring London Boroughs	Great Britain
NVQ4 or above (Bachelor's degree, Graduate diploma etc.)	43.0%	43.9%	47.3%	38.2%
NVQ3 or above (AS and A-level, Advanced diploma etc.)	59.0%	59.6%	64.8%	56.9%
NVQ2 or above (GCSE grade A-C, higher diploma etc.)	79.8%	77.9%	78.4%	74.3%
NVQ1 or above (GCSE grade D-G, foundation diploma etc.)	88.6%	86.8%	86.1%	85.3%
Other Qualifications	N/A	2.2%	8.5%	6.6%
No Qualifications	N/A	5.2%	5.4%	8.0%

Source: Nomis

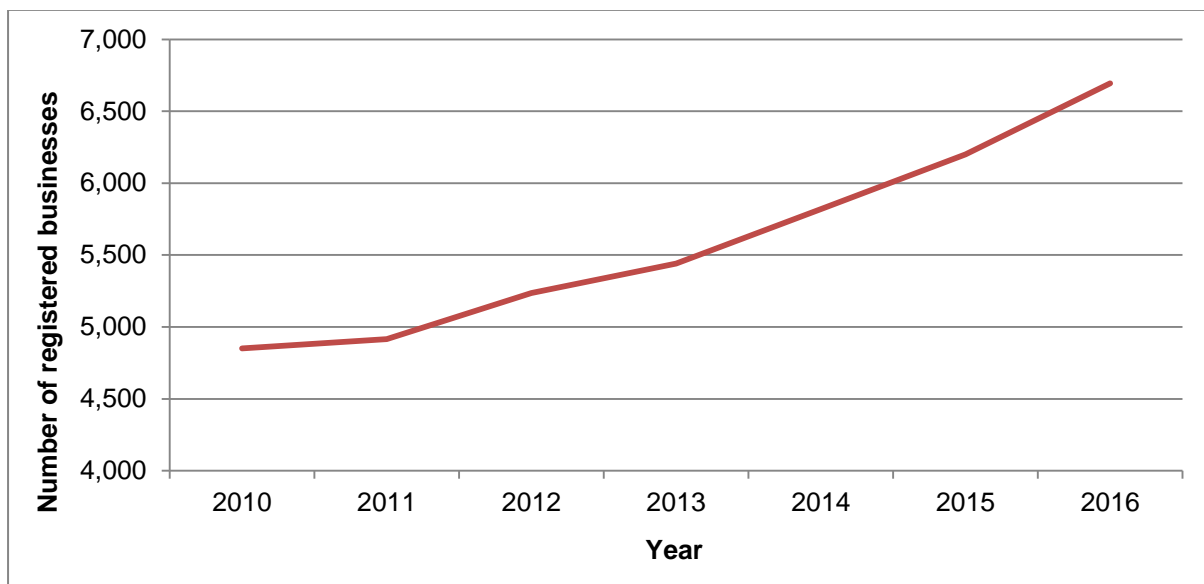
## Businesses

The number of registered businesses in the borough has increased by 38% from 4,850 enterprises in 2010 to 6,695 enterprises in 2016. This is faster than the average rate of increase for Southwest Herts (30%) and Great Britain as a whole (22%) but slower than the rate of growth in neighbouring London boroughs (43%).

Table 7: Number of registered businesses (2010-2016)

Year	Hertsmere	Southwest Herts	Neighbouring London Boroughs	Great Britain
2010	4,850	24,950	33,280	2,031,845
2011	4,915	24,955	33,650	2,012,900
2012	5,235	26,265	36,190	2,081,700
2013	5,440	26,740	37,370	2,100,890
2014	5,820	28,415	40,460	2,197,000
2015	6,200	30,645	44,685	2,382,370
2016	6,695	32,545	47,690	2,485,410

Figure 3: Number of registered businesses.



### Health and Deprivation

The health of people in Hertsmere is generally better than the England average. About 12% (2,300) of children live in low income families. Life expectancy for both men and women is higher than the England average.

Life expectancy is 7.2 years lower for men and 7.3 years lower for women in the most deprived areas of Hertsmere than in the least deprived areas.

In Year 6, 16.1% of children are classified as obese which is better than the average for England. The rate of alcohol-specific hospital stays among those under 18 was 28.5 per 100,000 population. This represents 7 stays per year. The rate of alcohol-related harm hospital stays is 573 per 100,000 population, better than the average for England and representing 559 stays per year.

Levels of teenage pregnancy, GCSE attainment, breastfeeding initiation and smoking at time of delivery are better than the England average.

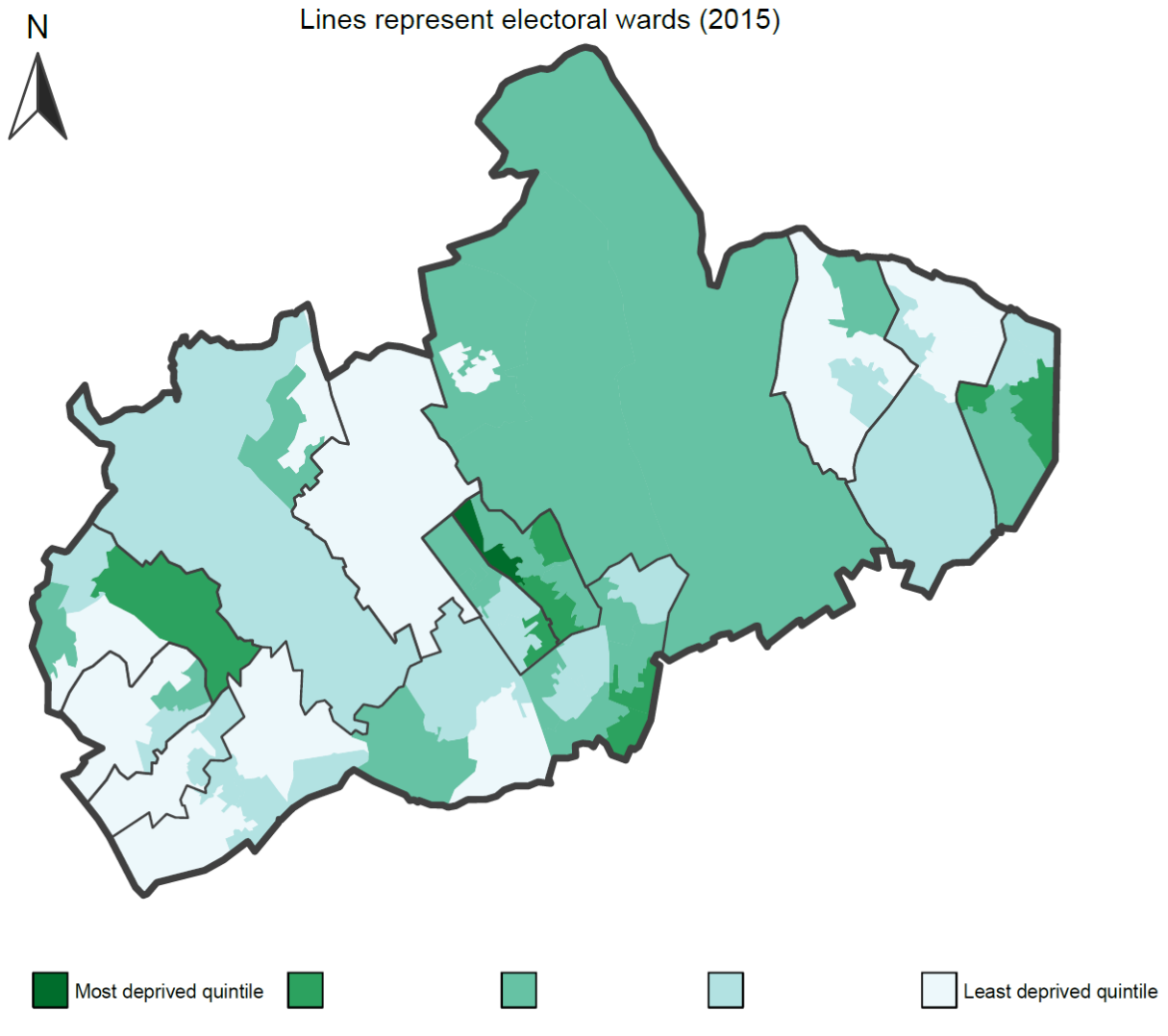
Hertsmere and Hertfordshire as a whole are generally perceived to be prosperous areas but there are areas of deprivation caused by a range of factors. The Cowley Hill area in Borehamwood, for example, is within the top 10 most deprived Lower Super Output Areas in Hertfordshire and remains within the top 10% most deprived nationally. This is based on the national Index of Multiple Deprivation (IMD) which is derived from an assessment of

- Income Deprivation
- Employment Deprivation
- Education, Skills and Training Deprivation
- Health Deprivation and Disability
- Crime
- Barriers to Housing and Services



- Living Environment Deprivation.

Figure 4: Relative deprivation levels in Hertsmere (assessed against national levels)



### Transport

The M25 runs east-west through the borough, with three local road interchanges at Potters Bar (Junction 22), South Mimms (Junction 23), and London Coney (Junction 23). The A1 (M) is a key north-south route which crosses the borough from South Mimms to Borehamwood on the way to London. According to the 2011 census, the borough's residents most commonly travel to work using a car or van (or taxi).

Table 8: Method of travel to work

Method of travel to work	Hertsmere	Southwest Herts	Neighbouring London Boroughs	England
Work mainly at or from home	8.5%	8.2%	6.7%	6.6%
Underground, metro, light rail, tram	3.3%	3.0%	14.0%	2.6%
Train	8.1%	7.7%	5.0%	3.3%
Bus, minibus or coach	3.1%	2.3%	7.1%	4.7%
Taxi	0.5%	0.3%	0.3%	0.3%
Motorcycle, scooter or moped	0.6%	0.5%	0.5%	0.5%
Driving a car or van	37.0%	38.8%	24.4%	34.9%
Passenger in a car or van	2.3%	2.5%	1.5%	3.2%
Bicycle	0.7%	1.0%	0.8%	1.9%
On foot	4.7%	5.9%	3.8%	6.3%
Other method of travel to work	0.3%	0.3%	0.3%	0.3%
Not in employment	30.9%	29.3%	35.8%	35.3%

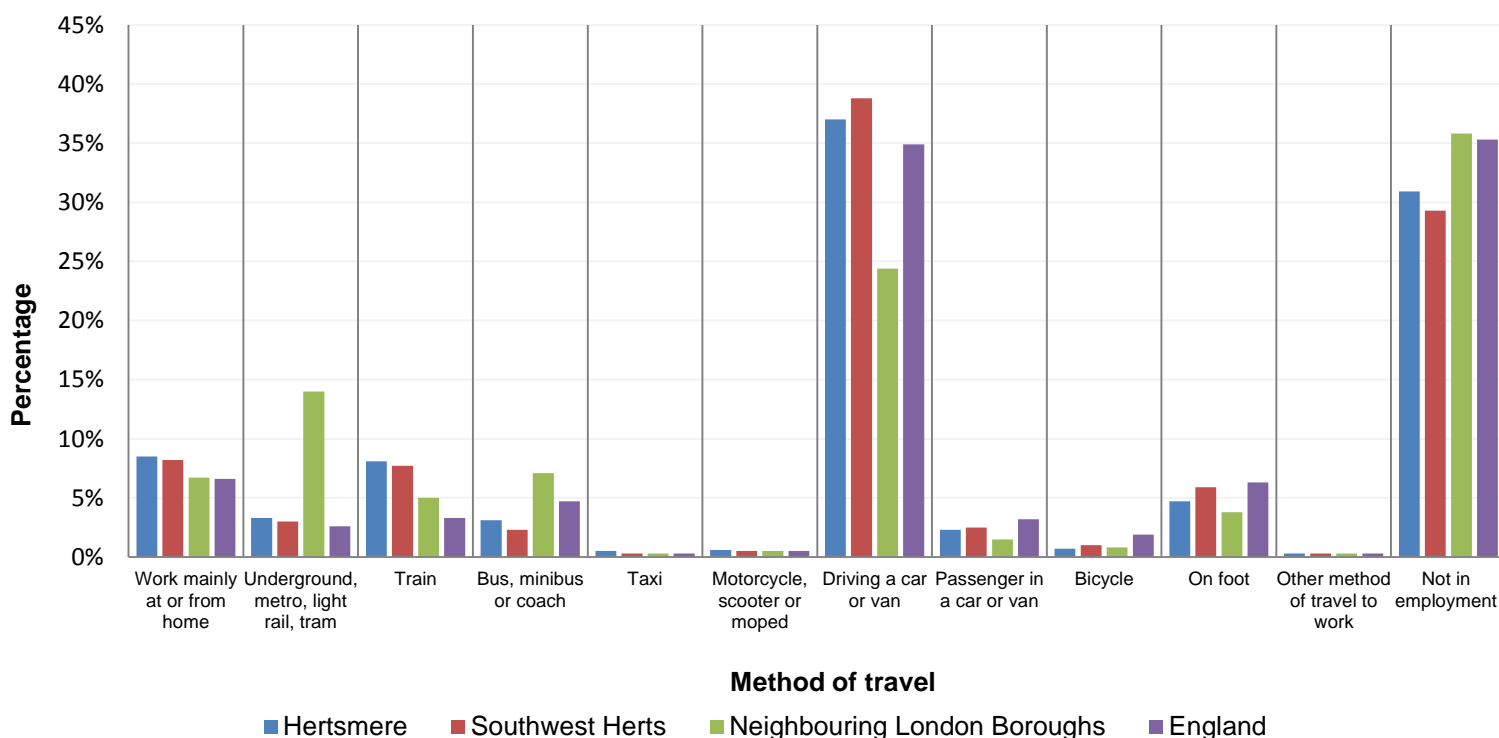


Figure 4: Method that people within Hertsmere travel to work.

## Households

The Strategic Housing Market Assessment (SHMA) considers the level of affordable housing need within the Housing Market Area (HMA) for the period 2013-2036, which is the need arising from “those households who lack their own housing or live in unsuitable housing and who cannot afford to meet their housing needs in the market” as the Planning Practice Guidance sets out. Within Hertsmere there is a high level of affordable housing need – the SHMA suggests that 78% of total housing

need across the borough is for affordable housing; and levels of supply in Hertsmere are meeting less than 50% of that need currently.

Table 9: Estimated level of Affordable Housing Need per annum – by location

Area	Current need	Newly forming households	Existing households falling into need	Total Need	Supply	Net Need
Dacorum	30	609	308	947	581	366
Hertsmere	34	519	181	735	301	434
St. Albans	33	663	161	858	241	617
Three Rivers	17	419	110	546	189	357
Watford	52	549	254	855	237	617
South West Herts	167	2,760	1,014	3,941	1,550	2,391

Source: 2011 Census

### Environmental protection designations and wildlife sites

Hertsmere Borough has several protection designations for both buildings and the environment. There are currently over 330 listed buildings and 350 locally listed buildings; the Council's local list was updated in 2016 . In addition, Hertsmere has 16 conservation areas, several thousand Tree Preservation Orders (TPO), four ancient monuments, three regionally important geological sites, two Sites of Specific Scientific Interest (SSSI) and smaller pockets of ancient woodland as well. There are 130 wildlife sites, covering a 754 ha area, the equivalent of 7% of the borough.

Conservation Area	First designated
Aldenham	1973
Bushey High Street	1973
Bushey Melbourne Road	2015
Bushey Heath, High Road	1973
Bushey Heath, The Lake	1998
Elstree	1976
Letchmore Heath	1969
Patchetts Green and Delrow	1998
Potters Bar, Darkes Lane (West)	2012
Potters Bar, The Royds	2000
Radlett North	1988
Radlett South	1988
Ridge	1978
Roundbush	1978
Shenley	1969
South Mimms	1969