

## Mansfield, Simon

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**From:** [REDACTED]  
**Sent:** 05 December 2021 12:02  
**To:** reviews  
**Cc:** [REDACTED]  
**Subject:** Mole Valley District Council Boundary Review  
**Attachments:** Boundary Review Submission Rev 3.pdf  
  
**Categories:** Submissions, Simon

Dear Sirs,  
Please find attached proposals for revised ward boundaries for Mole Valley District Council in response to the invitation by the Local Government Boundary Commission for England to submit comments.  
This submission is presented on behalf of Mole Valley Liberal Democrats.

**Yours sincerely**

**Nick Roos**  
**Chair Mole Valley Liberal Democrats**  
E mail [REDACTED]

**Bob Vance**  
**Vice Chair Mole Valley Liberal Democrats**  
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# **Mole Valley District Council**

## **Boundary Review 2021-2022**

### **Proposal on pattern of Wards by Mole Valley Liberal Democrats**

#### **Introduction**

Mole Valley Liberal Democrats support Mole Valley District Council's (MVDC's) proposal for a 39 member council in 13 Wards with elections taking place by thirds. We are also aware that the Boundary Commission "is minded to recommend that 39 councillors should be elected to the council in future". Our support for this arrangement is subject to achieving a pattern of wards which creates an equitable balance between the interests and identities of local communities, delivering electoral equality for local voters and ensuring that electoral wards can be effectively represented by Councillors. The Liberal Democrats would not oppose an increase in the number of Councillors or a small number of deviations from the above ward pattern if the above objectives could be shown to be better served by changes.

We have based our 39 Member 13 Ward "Base Case" proposals on the MVDC projected 2027 population by Polling district. This projection indicates a total of 75,731 electors by 2027. This means that the average number of Electors per Councillor would be 1,942 and the average per Ward would be 5,825.

We have taken an overall view of the entire District and attempted to balance the preferences of different areas where the wishes of one area impact the wishes of another.

MVDC published their Draft Local Plan in Autumn 2021 which proposes that the number of homes increase at a planned rate of 353 per year over the period 2020 to 2037 an increase of 6,000 homes. We have taken account in our proposals the location and size of the developments which are anticipated to take place in each Electoral District by 2027. In addition, in order to avoid the risk of a number of Wards exceeding the average number of electors by more than 10% and triggering a further Boundary review we have sought to keep the number of electors within a +/- 5% range which also delivers a high level of electoral quality. This has not been possible in all cases

In our proposal we recognize that the proposals we present impact the Coterminality between District Council Wards and Surrey County Council Divisions however we have considered that this aspect should be a lower order consideration in the District Council Boundary Review and be addressed in any subsequent Surrey County Council Boundary Review.

In addition to the above "Base Case" proposal we also present for the Boundary Commissions consideration a proposal which retains the number of Councillors at 41 and introduces 11 three member wards, 3 two member Wards and 2 one Member Wards. We introduce this option as we consider that in certain cases the coherence of the community areas could be better arranged by some or all of these adjustments without seriously damaging the overall electoral quality

#### **Priorities and Principles**

The Liberal Democrats are of the view that following principles should override small deviations from target Elector numbers range of + 5% to -5% from the average of 5,825 per Ward. Namely 5,534 to 6,117.

- Community connections to be prioritised.
- Do not split rural villages except in exceptional circumstances

- Do not split a parish except where warded
- Do not combine predominantly urban areas with rural ones and seek to keep Green Belt and AONB areas out of Urban Wards
- Do not separate villages that have a close association and shared services even if not in the same parish
- The nature and identity of an area which used common services should not be split even if there are regions of varying character in the area.

If possible deprived or geographically large wards should have lower numbers of Electors per Councillor

### Ward Pattern. “Base Case” proposal. Thirteen, Three Member Wards

#### Northern Wards

The overall numbers indicate that the Northern urban area of Bookham, Fetcham, Leatherhead and Ashtead would be well-matched to seven 3-member wards. This would achieve a key aim of keeping rural communities in separate wards from their urban neighbours

On the basis of numbers, and using the “natural” boundary of the M25, Ashtead currently has 7 councillors and Leatherhead has 5. Moreover the future Local Plan suggests most growth in North & Central Leatherhead and in the South-Western corner of Ashtead (around Ermyn Way).

In the interests of maintaining numerical balance, it is therefore desirable to investigate whether a suitable new boundary can be found which transfers electors from Ashtead into Leatherhead.

The MVDC submission points out that the projected number of electors for the existing Bookham and Fetcham wards can support only nine councillors instead of the current ten, and even then this is 4% below the average. This suggests a pattern of three 3-member wards, with one combined Fetcham ward, and two wards to replace the existing Bookham North and Bookham South wards.

#### Proposed Ashtead Wards

Ward Name	Electoral District and Detail	Electors 2027	Variance from Average
Ashtead North	NA Ashtead Common No.1	1,401	-0.65%
	NB Ashtead Common No.2	2,033	
	PB Ashtead Village No.2	1,543	
	PC Ashtead Village No.3	1,585	
	Transfer Southern part of PB to Ashtead South	-775	
	<b>Total</b>	<b>5787</b>	

Ward Name	Electoral District and Detail	Electors 2027	Variance from Average
Ashtead South	PA Ashtead Village No.1	1,935	-2.81%
	RA Ashtead Park No.1	2,553	
	RB Ashtead Park No.2	1,647	
	From Ashtead North	775	
	KT 22 Area transfer to Leatherhead South	-552	
	Transfer proposed Ermyn House Development to Leatherhead South	-238	
	Transfer proposed development south of Ermyn Way to Leatherhead S.	-459	
	<b>Total</b>	<b>5,661</b>	

Whilst the current M25 boundary forms a “natural break” it leaves the numbers unbalanced with Ashted (12,697) having 9% too many electors per councillor and Leatherhead (10,838) having 7% too few.

It is proposed to transfer all of the properties in the KT22 postcode area, which have a Leatherhead postal address reflecting the historic links with Leatherhead. This would transfer 552 current electors in 243 properties plus 119 electors in 70 projected properties in Ermyn House development and 459 electors in 270 projected properties in development South of Ermyn Way

### **Community impact**

In order to assess the impact on the community of such a change, we have looked at how likely residents in the area moved from Ashted to Leatherhead are likely to identify with either community; a simple test is whether, when they reach the traffic light on Leatherhead Road, they turn East towards Ashted or West towards Leatherhead. If walking or cycling would they use the pedestrian/cycle bridges at Linden Pit Path and Green Lane to Leatherhead or walk or cycle to Leatherhead Road and then turn towards Ashted.

- About half the residents will be in new properties built in 2023-2027 and so are unlikely to have an existing attachment to either community;
- All will have Leatherhead addresses;
- For school journeys, the most convenient primary school would be West Ashted (in Ashted), but for secondary schools there would be Therfield (in Leatherhead) or St Andrews Catholic school (immediately on the doorstep) and there are private schools in both areas.
- For food shopping, Ashted has a good range of specialist shops and a Marks & Spencer foodhall. Leatherhead town centre is equidistant but offers Sainsbury, Waitrose & LIDL. For bulk shopping with convenient free parking many residents would choose the Tescos in Leatherhead or the Sainsburys in Epsom.
- Healthcare: the clinic and surgeries in Ashted are some distance away and once the proposed health hub is developed at Leatherhead Hospital, this is likely to become the most convenient facility;
- Eating out: Ashted and Leatherhead have equally good a good ranges of restaurants of varying styles..
- Leisure and Entertainment: Leatherhead has the Theatre, Leisure Centre, football club and gyms. The nearest cinema complex is in Epsom. Ashted has a number of sporting clubs – cricket, tennis and squash.
- Travel: both Ashted and Leatherhead stations are served by the same trains. The convenience of parking and/or pick-up at Ashted station probably makes it marginally more convenient;
- Religion: According to Wikipedia, Ashted has 4 churches - 2 Anglican, 1 Catholic and 1 Baptist; Leatherhead has 8 places of worship, including Anglican, Catholic, Baptist, Methodist and Jehovah's Witnesses.

Overall, therefore the situation appears to be balanced and there is no clear basis for a community allegiance as an argument against delivering good electoral equality .

With the absence of “natural” boundaries within Ashted (apart from the railway line which doesn't provide a useful numerical split, we propose that the internal boundary should follow some of the major roads. We would therefore propose a North/South split. All of the current Ashted Common Ward plus PC Ashted Village No 3 to be in Ashted North. Electoral Area PB Ashted Village No 2 to be split at Woodfield Lane with the respective sections going to Ashted North and Ashted South. Ashted South would then comprise the southern part of PB Ashted Village No 2 all of PA Ashted Village 1 and all of Ashted Park except for the KT 22 Leatherhead Postal Area which is transferred to Leatherhead South

This creates an Ashted North 3-member ward of approx. 5686 electors which is 0.65% below the average number of electors and Ashted South which is 0.77% below the average.

(See Appendix Map)

### Proposed Leatherhead North Ward

Ward Name	Electoral District and Detail	Electors 2027	Variance from Average
Leatherhead North	WA Leatherhead North No.1	1,668	+3.43%
	WB Leatherhead North No.2	2,892	
	WC Leatherhead North No.3	2,476	
	St John's Close and existing Bull Hill area from WC to Leatherhead South	-392	
	Area south of river Mole from WC to Fetcham	-19	
	Proposed Bull Hill Development From WC to Leatherhead South	-510	
	Claire House Development	-60	
	Kinawaley and Grantham House Developments	-30	
	<b>Total</b>	<b>6,025</b>	

Leatherhead North Ward can be retained substantially intact and retain its current community structures and connections. However substantial development has taken place in the Leatherhead North area and more is proposed. These two factors mean that Leatherhead North would be 20% and 1200 electors above the average by 2027.

The proposed boundary between Leatherhead North and Leatherhead South , starting from the South-West would follow the railway line, then Randalls Road eastwards, then along Leret Way, up Linden Road and along Linden Pit Path Linden gardens to include the properties in St Johns Close to be transferred to Leatherhead South. The resulting boundary meets the Leatherhead by-pass and crosses the M25 at the proposed boundary of the area of Leatherhead South east of the M25 at the continuation of Linden Pit Path. This boundary would transfer 392 current electors, plus 600 in new developments (Bull Hill plus existing permissions at Claire & James House, Kinawley and Grantham House. The resultant figures would be making the new Leatherhead North 6025 residents (+3.43%) and Leatherhead South 5,964 residents (+2.38%)

In addition a small number of properties with 19 Electors on the Fetcham side of the River Mole would be transferred to a newly proposed Fetcham Ward.

(See Appendix Map)

## Proposed Leatherhead South Ward

Ward Name	Polling District and Detail	Electors 2027	Variance from Average
Leatherhead South	XA Leatherhead South No.1	1,658	<b>+3.74%</b>
	XB Leatherhead South No.2	1,754	
	XC Leatherhead South No.3	113	
	XD Leatherhead South No.4	277	
	KT 22 Area transfer from Ashtead	552	
	Ermyn House proposed Development from Ashtead RA	238	
	Proposed Development from Ashtead RA South of Ermyn Way	459	
	St John's Close and existing Bull Hill area from WC Leatherhead North	392	
	Proposed Bull Hill Development From WC Leatherhead North	510	
	Claire House Development	60	
	Kinawaley and Grantham House Developments	30	
	<b>Total</b>	<b>6,043</b>	

The total number of electors forecast for Leatherhead South in 2027 is 3,802 which is 35% below the average and must be increased. The core of the Leatherhead South Wards can be retained substantially intact and retain its current community structures and connections but with the additions of the areas from Leatherhead North and from Ashtead.

This can be achieved as mentioned above by transferring St Johns Close and the area south of Leret Way/Bull Hill and Randalls Rd as far as the railway line, to Leatherhead South. The area proposed to be transferred includes the planned Bull Hill Development plus existing permissions at Claire & James House, Kinawley and Grantham House.

In addition it is proposed to transfer all of the properties in the KT22 postcode area, which have a Leatherhead postal address reflecting the historic links with Leatherhead. This would transfer 552 current electors in 243 properties plus 119 electors in 70 projected properties in Ermyn House development and 459 electors in 270 projected properties in development South of Ermyn Way resulting in Leatherhead South being 1.7% above the average.

## Proposed Fetcham Village Ward

Ward Name	Polling District	Electors 2027	Variance from Average
Fetcham Village	UA Fetcham West No.1	1,379	<b>-2.40%</b>
	UB Fetcham West No.2	1,656	
	UC Fetcham West No.3	419	
	Transfer from UA West of Kennet Ln. The Glade, Ashworth to Eastwick	-533	
	VA Fetcham East No.1	1603	
	VB Fetcham East No.2	1712	
	From WC Leatherhead North 3	19	
	Transfer from VB area to the west of The Ridgeway to Eastwick	-570	
	<b>Total</b>	<b>5,685</b>	

The total number of electors forecast for the combined Fetcham wards in 2027 is 7,036, which is 16.2% (944 Electors) above the average for a three-member ward and must be reduced. As suggested in the MVDC submission, this could be achieved by transferring some 533 from Fetcham West and 570 from Fetcham East to the Bookham wards. The area to be transferred out of Fetcham West is the Glade, together with its continuation into Kennel Lane, plus Ashwood Park and the Lower Road down to the junction with, but not including, Bell Lane. In addition a small area is transferred from Leatherhead North on the Fetcham side of the River Mole into Fetcham.

It is suggested that the new Fetcham ward be named either "Fetcham" or "Fetcham Village". It is considered that some Fetcham residents not included in this ward might feel more comfortable with the

name “Fetcham Village” which implicitly recognises that they are still Fetcham residents albeit living outside the main Fetcham village centre.

### Proposed Eastwick Park and The Bookhams Wards

Ward Name	Polling District	Electors 2027	Variance from Average
Eastwick Park	From Bookham North. Area to the East of Church Rd	2,096	-4.03%
	From Bookham South. East of East St/L’head Rd./Crabtree/Dorking Rd	2,391	
	Transfer from UA West of Kennet Ln., The Glade/Ashworth/Lower Rd	533	
	Transfer from VB area to the west of The Ridgeway	570	
	<b>Total</b>	<b>5,590</b>	

Ward Name	Polling District	Electors 2027	Variance from Average
The Bookhams	From Bookham North. Area to the West of Church Rd	2,857	-5.65%
	From Bookham South. East of East St/L’head Rd./Crabtree/Dorking Rd	2,413	
	Proposed Preston Farm Development	226	
	<b>Total</b>	<b>5,496</b>	

The projected number of Electors in Bookham North and South in 2027 is 9,983 which is 14.3% and 1667 Electors below the average number for two three member wards. By transferring the above 1103 electors from Fetcham the total becomes 11,080 which is only 4.84% and 564 Electors below the average.

While the Bookham wards together form a coherent community, it is necessary to split these areas into two 3-member wards. One of the options suggested by MVDC submission was to adopt a new split into Bookham East and Bookham West. While the existing North-South split along the Lower Road reflects the “desirability” of recognisable borders, it is considered that the East-West split better achieves the “need” to reflect community identities and interests, and to an extent the “need” to secure effective and convenient local government, for the following reasons:

- A Bookham West ward would largely incorporate the historic villages of Great and Little Bookham (collectively known as “The Bookhams”), whereas the existing North-South split divides both villages.
- A Bookham East ward, consisting of land that was almost entirely undeveloped before 1900, would incorporate the historic Eastwick Park area, which is still reflected in a number of road names, a school and a GP surgery.
- A Bookham East ward would allow more flexibility and coherence over the border with the new Fetcham ward. For example, it would allow both sides of the Lower Road (and the adjoining Ashwood Park and Keswick Road), down to the junction with Bell Lane and The Ridgeway, to be included in the same ward.
- Fetcham residents transferred out of the combined Fetcham ward, in order to achieve electoral equality, would be much closer to the centre of a Bookham East ward than if they were included in a Bookham North or Bookham South ward which extends to the boundary with Guildford.
- A Bookham East ward neutrally named “Eastwick Park” might be easier for many Fetcham residents to relate to than if they were included in a “Bookham” ward, and separated from the Fetcham community.

- While the Fetcham Residents Association (FRA) would primarily engage with the councillors for Fetcham ward, they would need to occasionally engage with Bookham councillors on behalf of Fetcham residents in their ward. It would be more straightforward if the FRA only had to engage with three Bookham East councillors than with all six Bookham councillors.

The proposed East-West boundary is down the middle of Church Road (down from Bookham Common), East Street (being included entirely in the Bookhams), down the middle of Leatherhead Road (between East Street and Southend along Ashdale Crabtree Lane down Dawnay Road and then Dorking Rd.

The proposed ward names are “Eastwick Park” (Bookham East) and “The Bookhams” (Bookham West).

### Southern Urban Wards (Dorking North and Dorking South)

The urban Dorking area Comprises the current Dorking North and South wards plus the current Northern part of the Holmwoods Ward. When forming new Wards the combined present Dorking North and Dorking South Wards are projected to have a combined Electorate of 10,274 which is 11.8% below the required average and therefore need to have areas added. The options are to add in either the Pixham area to the North or the Goodwins and Chart Downs areas to the South. On balance when the impact on other areas is considered adding Goodwins and Chart Downs seems preferable.

When Goodwins is added the 2027 Electorate would be 11,842, 1.65% above the required average. When both Goodwins and Chart Downs are added the number increases to 12,516 7.43% above the required average. It is considered on balance that to transfer any of these areas out to a neighbouring primarily rural wards would be inappropriate. The challenge then is to split this urban area into two near equal wards.

The proposed Dorking Wards are as set out below

Ward Name	Polling District	Electors 2027	Variance from Average
Dorking North	AA (No.1) Dorking North	1,846	+4.29%
	AB (No.2) Dorking North	1,895	
	From BB (No 2) Dorking South Existing	676	
	Proposed Vincent Works development	27	
	From BA (No 1) Dorking South	1,413	
	Proposed Sondes Place Farm development	218	
	<b>Total</b>	<b>6,075</b>	

Ward Name	Polling District	Electors 2027	Variance from Average
Dorking South	BA Dorking South No.1	2,061	+9.03%
	Transfer from BA (No.1) Dorking South to Dorking North	-1,413	
	Transfer proposed Sondes Place Farm development to Dorking North	-218	
	BB (No 2) Dorking South	2,370	
	Transfer from BB (No.2) Dorking South to Dorking North	-676	
	Transfer proposed Vincent Works development to Dorking North	-27	
	BC (No.3) Dorking South	2,102	
	Move DA Goodwins Electoral District from Holmwoods to Dorking S.	1,568	
	Move DB Chart Downs Electoral District from Holmwoods to Dorking S.	674	
	Transfer rural area of DB Chart Downs area to new Rural Central Ward	-90	
	<b>Total</b>	<b>6,351</b>	



All divisions of a small town community are rather arbitrary as the centre of the community is the centre of the town.

The new Dorking North ward proposed consists of the current two Dorking North Polling Districts plus areas transferred from the current Dorking South Ward. The areas to be transferred are the area in BB Dorking South 2 which is bounded by West Street, South Street and Vincent Lane plus the new development of Vincent Gardens. In addition a substantial portion of BA Dorking South 1. This is the area bounded by Westcott Road Vincent Lane, South Street, Horsham Road, Harrow Road West, then crossing the Nower to join the Westcott Road at Milton Heath. This area includes the proposed Sondes Place Farm development with some 218 electors by 2027.

The Dorking South ward proposed in the main follows the existing northern boundary and then transfers the segment of the present Dorking South to Dorking North as described above. This boundary change will have little impact on either Community or the effective representation by Councillors.

The inclusion of Goodwins and Chart Downs within the Dorking South Ward is a more meaningful change with both positive and negative impacts. From a community point of view the more urban issues which are of concern to the residents of Goodwins and Chart Downs are more in keeping with the concerns of the residents of Dorking South. These two communities while being of either side of the A24 share schools at junior level in St Johns School (in Goodwins) and Sports facilities in Chart Downs. These two communities look North to Dorking as the centre of their community and life for shopping secondary education and for entertainment. It is proposed that the Rural areas of the current Chart Downs Polling District be transferred to the new Rural Central Ward ( Currently Holmwoods) The communities of Goodwins and Chart Downs are however areas with social issues which are higher than average and will put additional load on the relevant councillors.

While the Proposed Dorking South Ward is some 9% above the average there are no obvious convenient additional areas which could be transferred to Dorking North. Likewise there are no areas which could conveniently be transferred to a neighbouring ward other than the rural areas Chart Downs mentioned above. Consideration has been given however to transfer the area of Punchbowl Lane to the new Rural North Ward. However because of the limited community connections between this area and the Rural North communities this option is not proposed.

## Southern Rural Wards

### Rural North

Ward Name	Polling District	Electors 2027	Variance from Average
Rural North	FA (No.1) Mickleham	367	-3.25%
	FC (No.3) Pixham	906	
	GA (No.1) Box Hill	1,240	
	GB (No.2) Headley	623	
	HA (No.1) Brockham	2,500	
	<b>Total</b>	<b>5,636</b>	

To produce a 39 member solution with 13 wards there will need to be a Rural North ward including most of the villages included in our proposal and there will inevitably be a combination of communities that look mainly to Dorking and those that look mainly to Leatherhead. Some of the areas are a reasonably good fit. Pixham and Mickleham are already in the same Mole Valley ward as are Box Hill and Headley and all four are in the same County Division and are connected by Lodge Bottom Road/Headley Lane and by the Zig-Zag Road which is a private road owned by the National Trust. The removal of Westhumble from the Wards creates a small break on the A24 between Mickleham and Pixham a from a community perspective it separates Mickleham and Westhumble who see themselves as close neighbours. Therefore a small

boundary adjustment is proposed to transfer the Burford Meadows to the Mickleham Polling District thereby moving the easterly boundary from the river Mole to the A24 London Road. This creates a road connection between Pixham and the other Polling Districts proposed Rural North Ward.

Brockham has less strong connections with this area, although it shares a boundary and road connection with Pixham and an extensive boundary with Box Hill even though the road from Box Hill to Brockham has to go outside Mole Valley for a few hundred meters and then through Betchworth. Brockham is not easy to accommodate within the constraints as it is a larger village with a strong identity of its own. It is too large to be a single member ward but not large enough to be a 2 member ward. Its existing links with Buckland and Betchworth as a 2 member Mole Valley ward within a single County division are also hard to replicate. Brockham cannot go further south as Betchworth Parish wraps round its southern boundary and it cannot sensibly go any further west as that would start combining it with more urban areas of Dorking. From a community perspective. It is recognised that this proposal also separates Westhumble from Mickleham who see themselves as close neighbours.

### Rural East

Ward Name	Polling District	Electors 2027	Variance from Average
Rural East	HB (No.2) Betchworth	959	-0.45%
	HC (No.3) Buckland	509	
	JB (No.2) Newdigate	1,533	
	JC (No.3) Leigh	817	
	KA (No.1) Charlwood	1,153	
	KB (No.2) Hookwood	828	
	<b>Total</b>	<b>5,799</b>	

This proposal combines 6 separate villages that are widely spread across a rural area and creates a ward which is 0.45% below the average number of electors.

Apart from Charlwood and Hookwood that share a Parish Council, they all have their own Parish Councils. This combination is hardly ideal as the basis for a single ward because of both the distances involved and the likely diversity of interests to be represented. However, we believe it needs to be considered in the context of the preference for 3 member wards. All the Polling Districts are within the same County Council Division.

Because of the nature of the overall Mole Valley District Council boundary, geography dictates that the Polling Districts of Hookwood, Charlwood and Newdigate must be in the same 3 member Ward. For the same reason, Betchworth and Buckland need to be together. It is our experience that people in Buckland and, perhaps to a lesser extent, Betchworth & Leigh tend to look to towards Reigate to the east rather than Dorking for services and connections. Similarly, many people in Hookwood and Charlwood look towards Horley, also in the Borough of Reigate and Banstead. This easterly looking connection is perhaps the strongest reason for proposing this combination.

Leigh and Betchworth are well connected by the road network and share the North Downs school, also shared with Brockham. Unfortunately, this proposal breaks the existing link between Brockham and Betchworth and Buckland, but it has proved extremely difficult to come up with a solution that keeps the 3 villages together without causing serious problems elsewhere.

## Rural Central

Ward Name	Polling District	Electors 2027	Variance from Average
Rural Central	DC (No.3) Holmwood Park	2,088	+3.52%
	Transfer of Rural Area of DB Chart Downs	90	
	DD (No.4) South Holmwood	768	
	E Beare Green	1,715	
	JA (No.1) Capel	1,369	
	<b>Total</b>	<b>6,030</b>	

This proposal combines the more rural and village parts of the existing Holmwoods ward with 2 villages to the south, Beare Green and Capel. The whole area shares transport links with the main A24 road, the bus service between Dorking and Horsham that serves all the main communities and the railway also running south to Horsham. The proposed ward is more compact geographically than the other rural wards, although there are a few spread out houses, particularly around Capel.

There are several other community links including a shared Parish Council between Capel & Beare Green (Coldharbour is also part of this) and a shared church parish between South Holmwood and Beare Green. Many residents of Beare Green to the south and east of the A24 use services in Capel such as doctors and local shops rather than the village centre of Beare Green, which has no surgery and limited shops.

It is particularly important for Beare Green to be included in a north-south configuration because its connections east and west are extremely limited. There is a road link to the east to Newdigate but little other link and in any case combination with Newdigate would not be possible (as explained above). To the west there is no direct road link except to the southwest along the A29 to Ockley. Coldharbour is also part of the shared Parish Council with Capel. However, Coldharbour's geographic situation, high up next to Leith Hill, and the lack of a direct road means that there is little connection in practice.

## Rural West

Ward Name	Polling District	Electors 2027	Variance from Average
Rural West	CA (No 1) Westcott	1,028	-4.66%
	CB (No 2) Westcott	903	
	LA (No.1) Abinger (South)	265	
	LB (No.2) Abinger (South)	580	
	LC (No.3) Ockley	774	
	MA (No.1) Abinger Hammer	235	
	MB (No.2) Abinger Common	380	
	MC (No.3) Abinger (North)	124	
	MD (No.4) Coldharbour	196	
	ME (No.5) Ranmore	96	
	MF (No.6) Wotton	302	
	MG (No.7) Leith Hill	90	
	FB (No.2) Westhumble	581	
	<b>Total</b>	<b>5,554</b>	

The issues raised in respect of the proposed Rural East ward are present here to an even greater extent as the villages are smaller and even more scattered. This makes it extremely difficult to come up with a satisfactory 3 member ward solution for the west side of Dorking. Having said that, the existing Mole Valley wards of Okewood, Leith Hill and Westcott would seem to form an obvious building block, especially as the whole area is in the same County Council division apart from Ockley. Indeed it could be argued on

community grounds that this could be a ward without further addition if the Boundary Commission would be willing to accept a larger departure from the average number of Councillors per ward to reflect the distances that would need to be travelled in the course of representing it.

However, we have assumed that this would not be acceptable and proposed the addition of the village of Westhumble. This is not ideal as it extends the ward further to the north of Dorking and breaks the existing link to the village of Mickleham. Nevertheless, it maintains the rural aspect of the proposed ward and meets the target for electoral equality. Westhumble is also in the same County Division as the core of the ward.

## Ward Pattern. Alternative proposal. 41 Councillor Option

### Eleven three Member Wards, Three two Member Wards and Two, one Member Ward

This alternative is provided to provide possible solutions to a number of the community related shortcomings of the above “Base case” This solution while deviating from the three member solution seeks to maximise the number of multi-member wards in order to balance interests and identities of local communities, while delivering good electoral equality with only two single member ward being proposed.

With 41 Councillors the average number of Electors per Councillor reduces from 1942 with 39 councillors to 1847 with 41 Councillors.

For reference the number of Electors per ward is as follows

- Three member Ward                      5,541
- Two Member Ward                        3,694
- One member Ward                        1,847

## Northern Wards

In this alternative proposal the Northern Wards remain unchanged except for the two Leatherhead Wards where the details are described below. However the variation from the average number of Electors does change as set out below.

Ward Name	Electoral District and Detail	Electors 2027	Variance from Average
<b>Ashtead North</b>  <b>Three Councillors</b>	NA Ashtead Common No.1	1,401	
	NB Ashtead Common No.2	2,033	
	PB Ashtead Village No.2	1,543	
	PC Ashtead Village No.3	1,585	
	Transfer Southern part of PB to Ashtead South	-775	
	<b>Total</b>	<b>5,787</b>	
			<b>+4.45%</b>

Ward Name	Electoral District and Detail	Electors 2027	Variance from Average
<b>Ashtead South</b>  <b>Three Councillors</b>	PA Ashtead Village No.1	1,935	
	RA Ashtead Park No.1	2,553	
	RB Ashtead Park No.2	1,647	
	From Ashtead North	775	
	KT 22 Area transfer to Leatherhead South	-552	
	Transfer proposed Ermyn House Development to Leatherhead South	-238	
	Transfer proposed development south of Ermyn Way to Leatherhead S.	-459	
	<b>Total</b>	<b>5,661</b>	
			<b>+2.17%</b>

The Ashtead Wards are unchanged from the “Base Case”

Ward Name	Electoral District and Detail	Electors 2027	Variance from Average
<b>Leatherhead North</b>  <b>Three Councillors</b>	WA Leatherhead North No.1	1,668	<b>+4.31%</b>
	WB Leatherhead North No.2	2,892	
	WC Leatherhead North No.3	2,476	
	Existing Bull Hill area from WC to Leatherhead South	-575	
	St John's Close	-62	
	Area south of river Mole from WC to Fetcham	-19	
	Proposed Bull Hill Development From WC to Leatherhead South	-510	
	Claire House Development	-60	
	Kinawaley and Grantham House Developments	-30	
	<b>Total</b>	<b>5,780</b>	

An additional 183 Electors are transferred from Leatherhead North to Leatherhead South. This is done by moving the boundary between the two Wards further north by running along Kingston Road to Park Rise, East along park Rise to St Johns across St John's Playing Fields down Linden Pit Path and then to follow the existing boundary.

Ward Name	Polling District and Detail	Electors 2027	Variance from Average
<b>Leatherhead South</b>  <b>Three Councillors</b>	XA Leatherhead South No.1	1,658	<b>+5.02%</b>
	XB Leatherhead South No.2	1,754	
	Existing KT 22 Area transfer from Ashtead	552	
	Ermyn House proposed Development from Ashtead RA	238	
	Proposed Development from Ashtead RA South of Ermyn Way	459	
	Existing Bull Hill area from WC Leatherhead North	575	
	St John's Close	62	
	Proposed Bull Hill Development From WC Leatherhead North	510	
	Claire House Development	60	
	Kinawaley and Grantham House Developments	30	
	<b>Total</b>	<b>5,819</b>	

XC Leatherhead South No3 and XD Leatherhead South 4 are transferred to Rural North. In addition to the areas transferred in the "Base case" the additional 183 Electors described above are added to Leatherhead South

Ward Name	Polling District	Electors 2027	Variance from Average
<b>Fetcham Village</b>  <b>Three Councillors</b>	UA Fetcham West No.1	1,379	<b>+2.6%</b>
	UB Fetcham West No.2	1,656	
	UC Fetcham West No.3	419	
	Transfer from UA West of Kennet Ln. The Glade, Ashworth to Eastwick	-533	
	VA Fetcham East No.1	1,603	
	VB Fetcham East No.2	1,712	
	From WC Leatherhead North 3	19	
	Transfer from VB area to the west of The Ridgeway to Eastwick	-570	
	<b>Total</b>	<b>5,685</b>	

Fetcham Village is unchanged from "Base case"

Ward Name	Polling District	Electors 2027	Variance from Average
<b>Eastwick Park</b>  <u>Three Councillors</u>	From Bookham North. Area to the East of Church Rd	2,096	
	From Bookham South. East of East St/L'head Rd./Crabtree/Dorking Rd	2,391	
	Transfer from UA West of Kennet Ln., The Glade/Ashworth/Lower Rd	533	
	Transfer from VB area to the west of The Ridgeway	570	
	<b>Total</b>	<b>5,590</b>	

Eastwick Park is unchanged from "Base case"

Ward Name	Polling District	Electors 2027	Variance from Average
<b>The Bookhams</b>  <u>Three Councillors</u>	From Bookham North. Area to the West of Church Rd	2,857	
	From Bookham South. East of East St/L'head Rd./Crabtree/Dorking Rd	2,413	
	Proposed Preston Farm Development	226	
	<b>Total</b>	<b>5,496</b>	

The Bookhams is unchanged from "Base case"

### Southern Urban Wards (Dorking North and Dorking South)

The proposed Dorking Wards are as set out below

Ward Name	Polling District	Electors 2027	Variance from Average
<b>Dorking North</b>  <u>Three Councillors</u>	AA (No.1) Dorking North	1,846	
	AB (No.2) Dorking North	1,895	
	Proposed Vincent Works development	27	
	Transfer Vincent Gardens from BB Dorking South 2	49	
	From BA (No 1) Dorking South	1,115	
	Proposed Sondes Place Farm development	218	
	<b>Total</b>	<b>5,150</b>	

The revised Dorking North Ward is to a large degree unchanged from the present Ward but with a segment of Dorking South being transferred to Dorking North. This is achieved by maintaining the current Boundary along the High Street and West Street. From this point the boundary goes south along Vincent Lane, South Street and Horsham Road as far as Orchard Road then west to include Hampstead Road by making the boundary along back gardens as far as Coldharbour Lane. The boundary then crosses The Nower to Hampstead Road and continuing along the northern boundary of The Nower as far as the drive to Bury Hill lakes and then to the present boundary on the Westcott Road.

Ward Name	Polling District	Electors 2027	Variance from Average
<b>Dorking South</b>  <u>Three Councillors</u>	BA Dorking South No.1	2,061	
	Transfer from BA (No.1) Dorking South to Dorking North	-1,115	
	BB (No 2) Dorking South	2,370	
	Transfer proposed Vincent Works development to Dorking North	-27	
	Transfer Vincent Gardens from BB Dorking South 2 to Dorking North	-49	
	Transfer roposed Sondes Place Farm development to Dorking North	-218	
	BC (No.3) Dorking South	2,102	
	<b>Total</b>	<b>5,124</b>	

The Dorking South Ward in this revised case is closer to the present ward than that presented in the “Base Case” The Polling Districts of Goodwins and Chart Downs are no longer included in the Ward and the number of Electors transferred to Dorking North is reduced.

## Southern Rural Wards

### Rural North

Ward Name	Polling District	Electors 2027	Variance from Average
<b>Rural North</b>  <u>Two Councillors</u>	FA (No.1) Mickleham	367	<b>-4.57%</b>
	FC (No.3) Pixham	906	
	GA (No.1) Box Hill	1,240	
	GB (No.2) Headley	623	
	XC Leatherhead South 3	113	
	XD Leatherhead South 4	277	
	<b>Total</b>	<b>3,525</b>	

The revised Rural North Ward is reduced from being a three member ward to a two member ward. This is done by reducing the number of Electors. This is achieved by no longer including the Brockham Polling District but adding two Polling Districts from Leatherhead. This is done to address certain perceived community shortcomings of the above proposed three member Rural North Ward.

### Rural East/ Brockham, Betchworth and Buckland

Ward Name Two Member Ward	Polling District	Electors 2027	Variance from Average
<b>Brockham, Betchworth and Buckland</b> <u>Two Councillors</u>	HA (No 1) Brockham	2500	<b>+7.4%</b>
	HB (No.2) Betchworth	959	
	HC (No.3) Buckland	509	
	<b>Total</b>	<b>3,968</b>	

The revised Rural East/ Brockham Betchworth and Buckland Ward reverts to the present ward boundaries and becomes a two member ward and therefore retains all its present community connections.

### Rural South East now Charlwood

Ward Name	Polling District	Electors 2027	Variance from Average
<u>One Councillor</u>	KA (No.1) Charlwood	1,153	<b>+7.25%</b>
	KB (No.2) Hookwood	828	
	<b>Total</b>	<b>1,981</b>	

The Rural East Ward as described above, while being a coherent connected community of small villages is changed from the equivalent ward in the “Base Case” to reduce the physical distance between the north and south extremities by spinning out of a single member ward Charlwood at its southern end. This ward is unchanged from its present boundaries. This change is made to correct the balance between delivering electoral equality for local voters and ensuring that electoral wards can be effectively represented by Councillors.

## Rural Central, now Holmwoods

Ward Name	Polling District	Electors 2027	Variance from Average
<b>Holmwoods</b>  <b>Three Councillors</b>	DA (No 1) Goodwins	1,568	
	DB (No 2) Chart Downs	674	
	DC (No.3) Holmwood Park (+ 90 from DB)	2,088	
	DD (No.4) South Holmwood	768	
	<b>Total</b>	<b>5,098</b>	
			<b>-8.00%</b>

The revised Rural Central, now Holmwoods retains its present boundaries and retains all its present community links.

## Rural Central now Rural South Central

Ward Name	Polling District	Electors 2027	Variance from Average
<b>Rural South Central</b> <b>Three Councillors</b>	JA (No 1) Capel	1,369	
	JB (No 2) Newdigate	1,533	
	JC (No 3) Leigh	817	
	E Beare Green	1,715	
	<b>Total</b>	<b>5,434</b>	
			<b>-1.94%</b>

The four Polling Districts which form this two member Ward comprise the current Caple Leigh and Newdigate Ward plus the current single member Beare Green Ward. The Ward therefore retains all its current community links and with the close associations between Caple and Beare Green described in the “Base Case”.

## Rural West

Ward Name	Polling District	Electors 2027	Variance from Average
<b>Rural West</b>  <b>Two Councillors</b>	CA (No 1) Westcott	1,028	
	CB (No 2) Westcott	903	
	MA (No.1) Abinger Hammer	235	
	MB (No.2) Abinger Common	380	
	MC (No.3) Abinger (North)	124	
	ME (No.5) Ranmore	96	
	MF (No.6) Wotton	302	
	MG (No.7) Leith Hill	90	
	FB (No.2) Westhumble	581	
	<b>Total</b>	<b>3,739</b>	
			<b>+1.21%</b>

## Rural West, now Okewood Ward

Ward Name	Polling District	Electors 2027	Variance from Average
<b>Okewood</b>  <b>One Councillor</b>	LA (No.1) Abinger (South)	265	
	LB (No.2) Abinger (South)	580	
	LC (No.3) Ockley	774	
	MD (No.4) Coldharbour	196	
	<b>Total</b>	<b>1,815</b>	
			<b>-1.73%</b>

The Rural West Ward as described above, while being a coherent connected community of small villages is changed from the equivalent ward is the “Base Case” to reduce the physical distance between the north and south extremities by spinning out of a single member ward Okewood at its southern end. This ward comprises the present Okewood Ward plus the neighbouring Polling District of Coldharbour. This change is made to correct the balance between delivering electoral equality for local voters and ensuring that electoral wards can be effectively represented by Councillors.

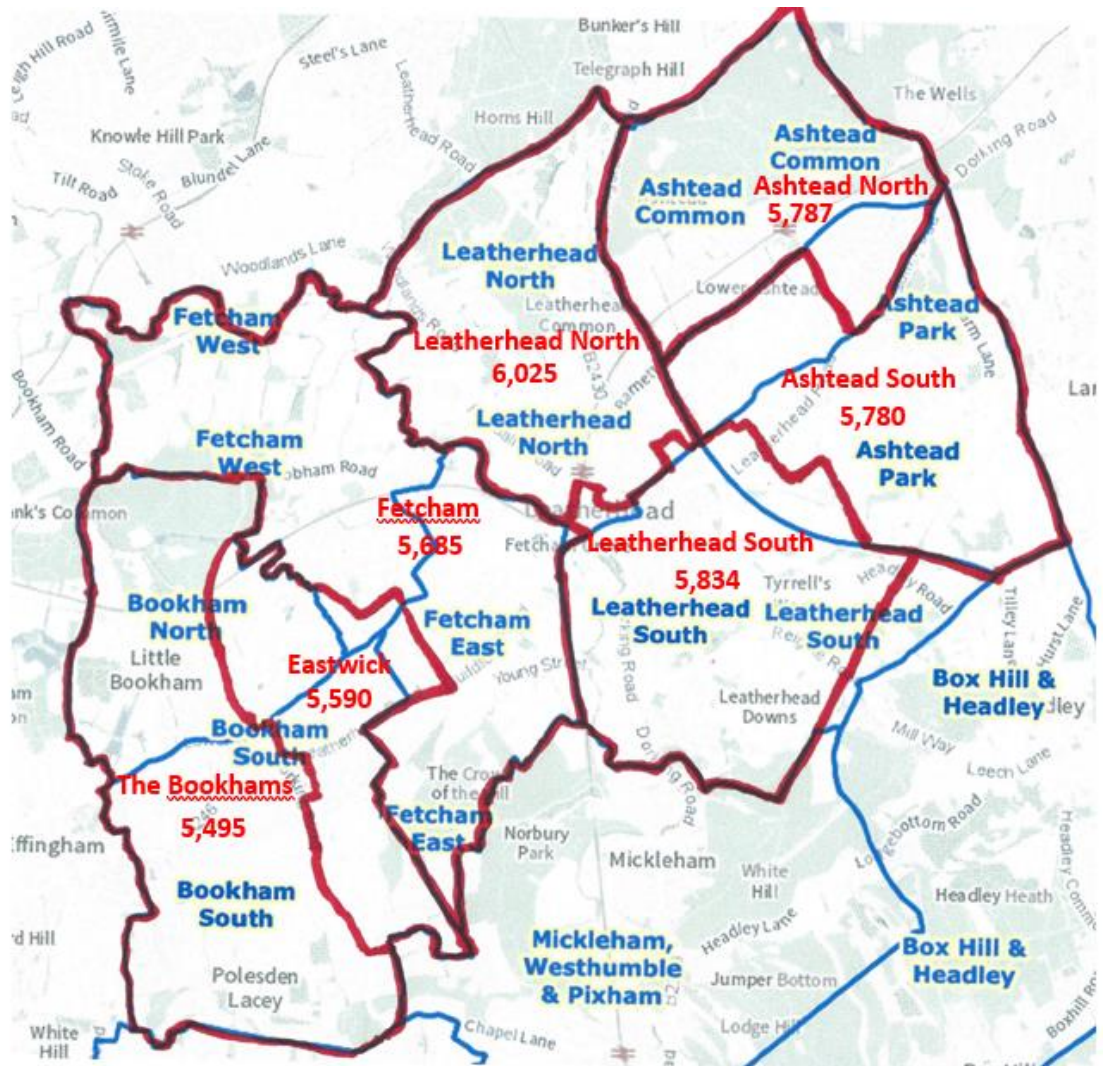


# APPENDIX

## Maps Base Case

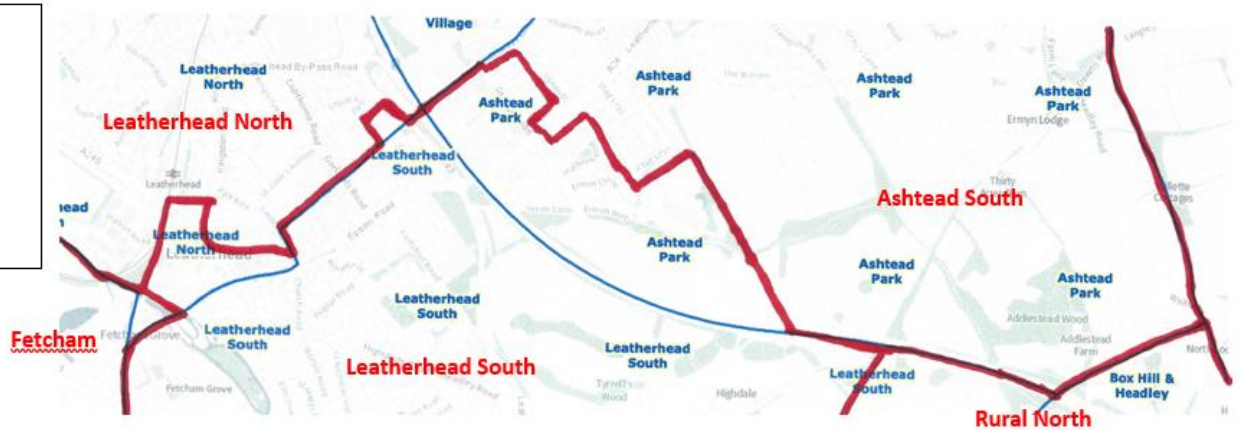
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Existing  
Boundaries

Red Lines  
Proposed  
Boundaries



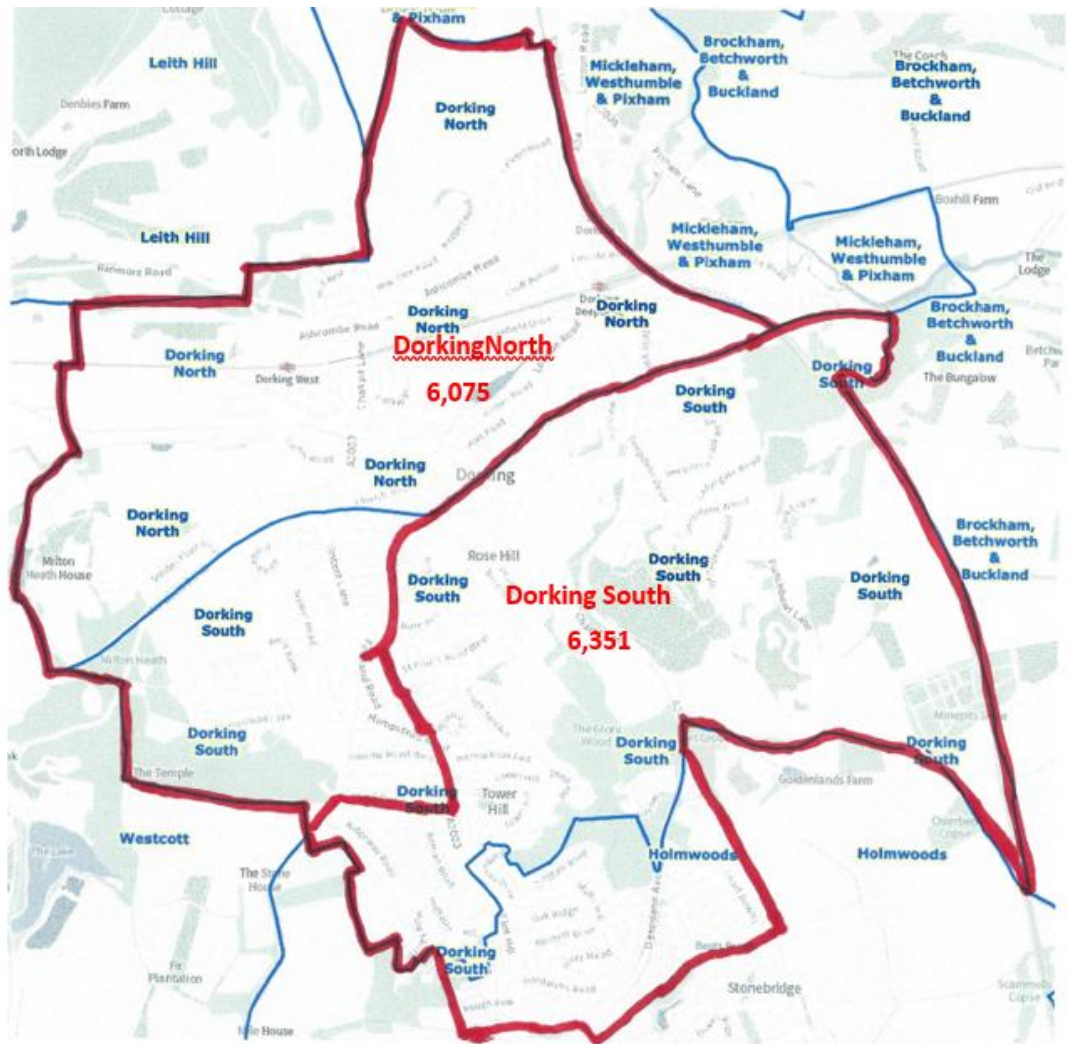
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Existing  
Boundaries

Red Lines  
Proposed  
Boundaries



Blue Lines  
Existing  
Boundaries

Red Lines  
Proposed  
Boundaries

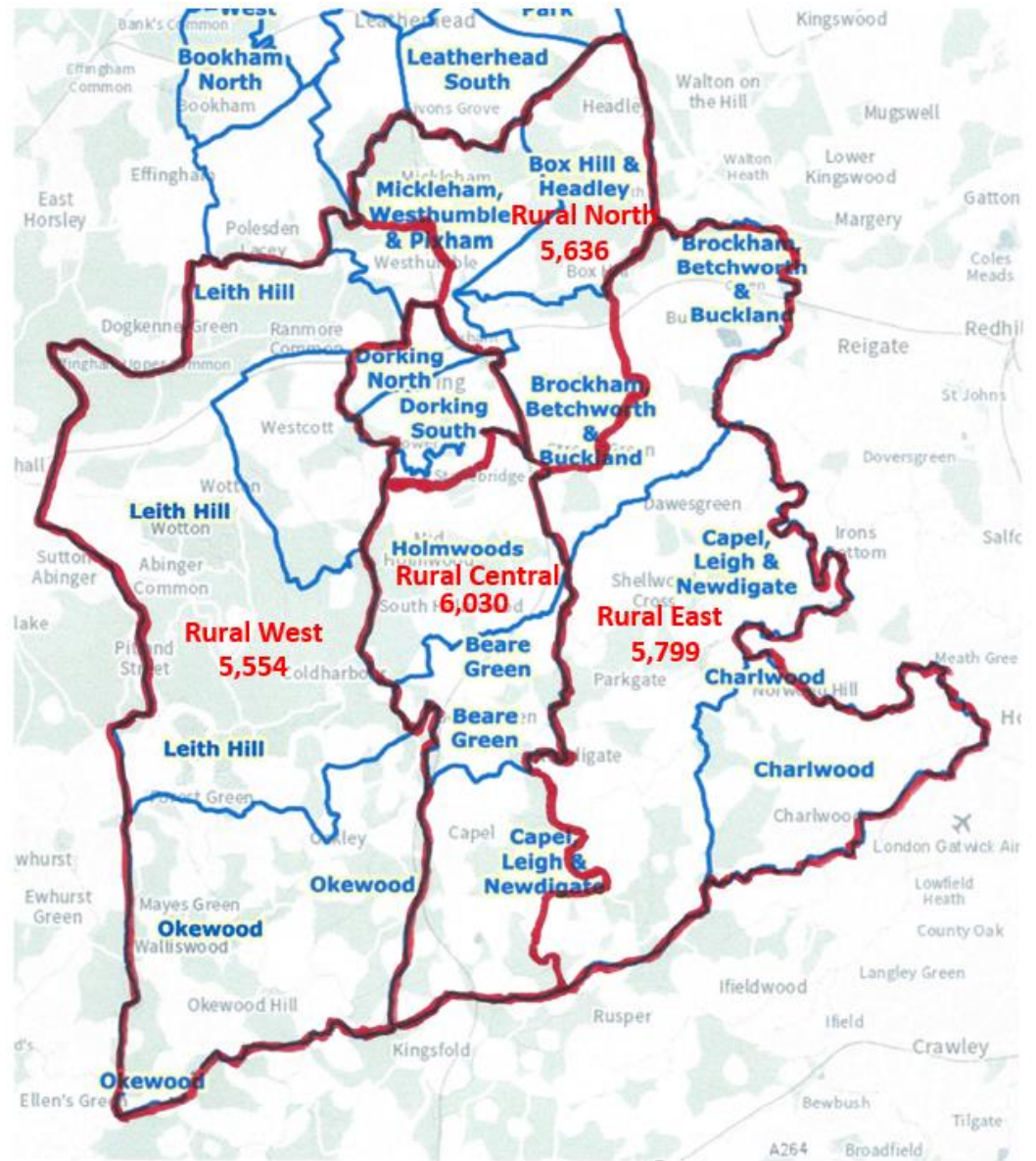




# Mole Valley Southern Wards

Blue Lines  
Existing  
Boundaries

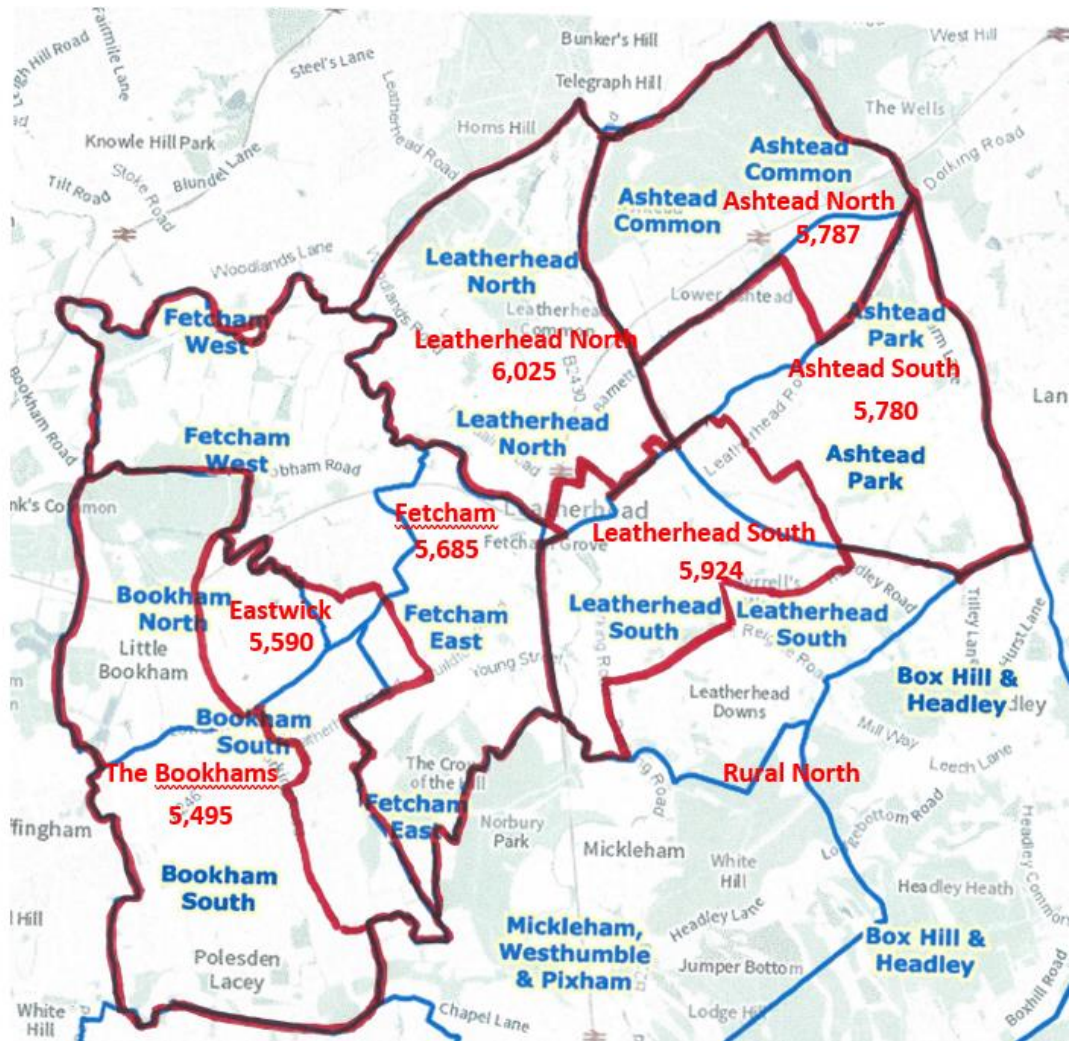
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Proposed  
Boundaries



# Maps Alternative Proposal. 41 Councillor Option

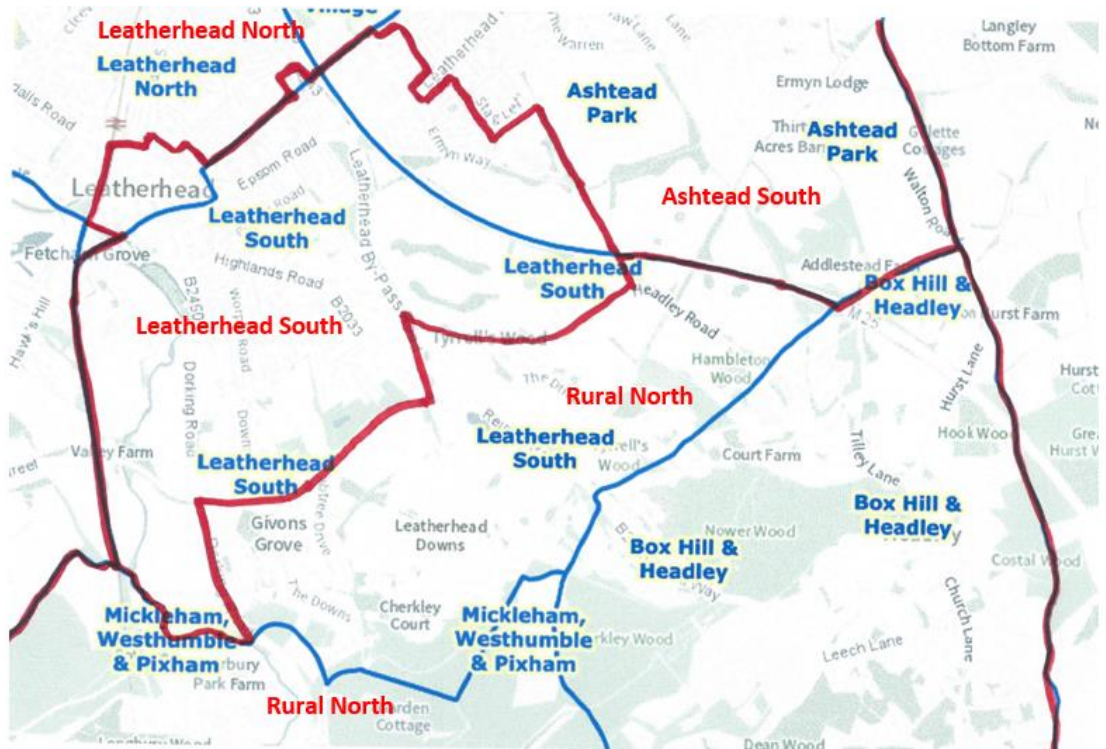
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Existing  
Boundaries

Red Lines  
Proposed  
Boundaries



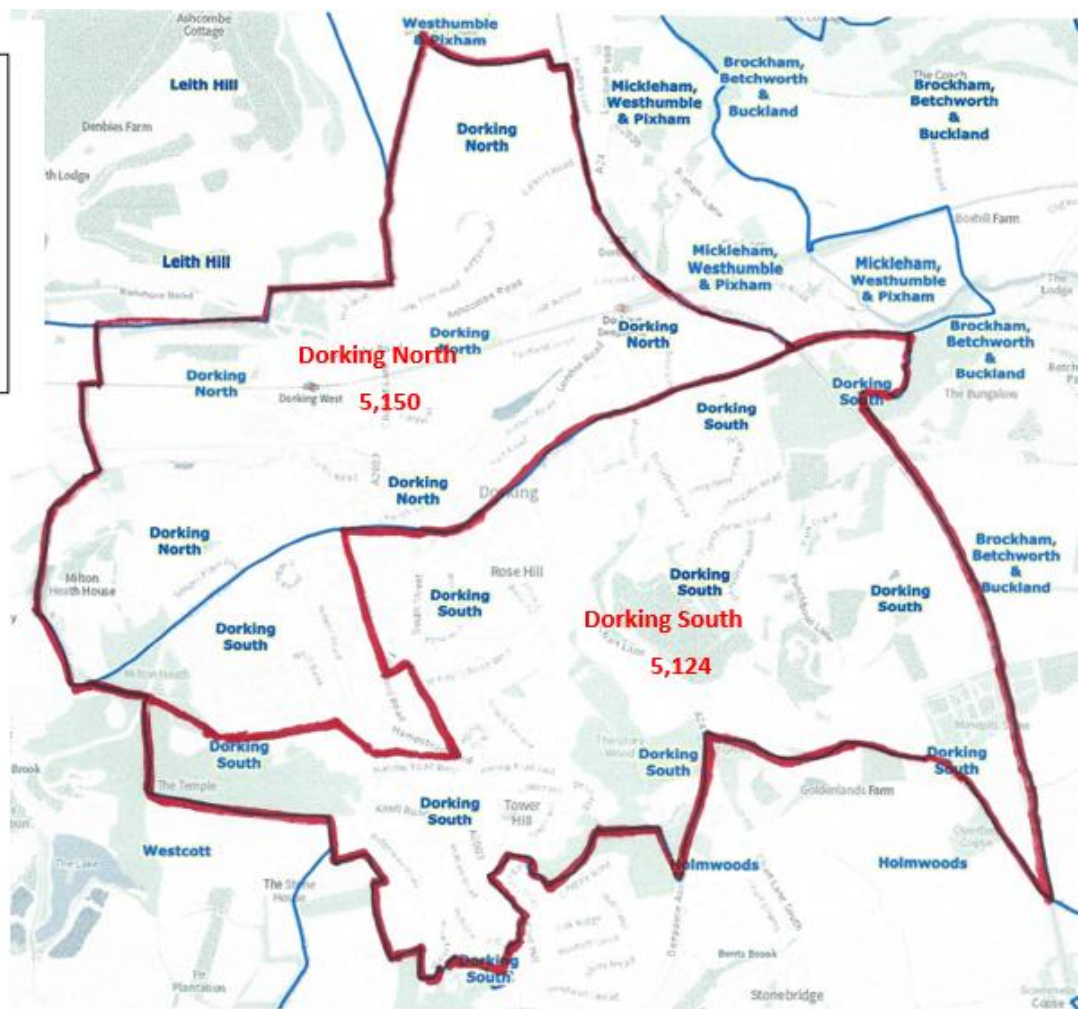
Blue Lines  
Existing  
Boundaries

Red Lines  
Proposed  
Boundaries





**Red Lines  
Proposed  
Boundaries**



# Mole Valley Southern Wards

Blue Lines  
Existing  
Boundaries

Red Lines  
Proposed  
Boundaries

