

ELECTORAL REVIEW OF EAST  
HERTFORDSHIRE DISTRICT  
COUNCIL

WARDING PATTERN  
SUBMISSION BY EAST HERTS  
COUNCIL CONSERVATIVE  
GROUP

5 DECEMBER 2021

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## Executive Summary

*This submission is on behalf of the East Herts District Council Conservative Group. The Conservative Group is the majority group on the council, consisting of 39 of the 50 councillors.*

The Local Government Boundary Commission for England (LGBCE) is undertaking a review of East Hertfordshire District Council's electoral arrangements. The results of this process will take effect in time for the May 2023 local elections.

The review covers the entire district and will apply the following criteria to its recommended proposals:

1. Electoral equality (a consistent number of electors per councillor);
2. Community identity (strong ward boundaries which reflect communities);
3. Effective and convenient local government (coherent wards with good internal transport links).

The review commenced in September 2021, with a consultation on council size concluding that the size of the council should remain at 50 members. The period for interested parties to submit their ideas for warding patterns closes on 6 December 2021.

It is the opinion of the Conservative Group that a warding pattern which is largely based on the District's parish boundaries will be able to:

- A. Fully respect criteria 2 (community identity) by respecting parishes and local community structures;
- B. Maximise compliance with criteria 3 (effective and convenient local government) by creating wards which respect local transport links and geographic features;
- C. Create low variances from the average number of electors per councillor using the 2027 electorate projections, while respecting parish boundaries wherever possible.

This document sets out:

- i. How this warding pattern can be built up from several layers of analysis;
- ii. A description of each ward;
- iii. A reconciliation of each ward to existing polling districts and/or parishes and, where split, as to how the split has been made;
- iv. An estimate of electors for each ward based on the 2027 forecasts and the methodology used to estimate electors in split polling districts.

## Note on Parish Names

There were two errors in the *Electoral Forecasting Proforma* supplied to the Local Government Boundary Commission for England.

1. The parish of Little Berkhamsted (polling district HRS3) was referred to as "Little Berkhamsted"
2. The parish of Buckland and Chipping (polling district BUN1) was referred to as "Buckland"



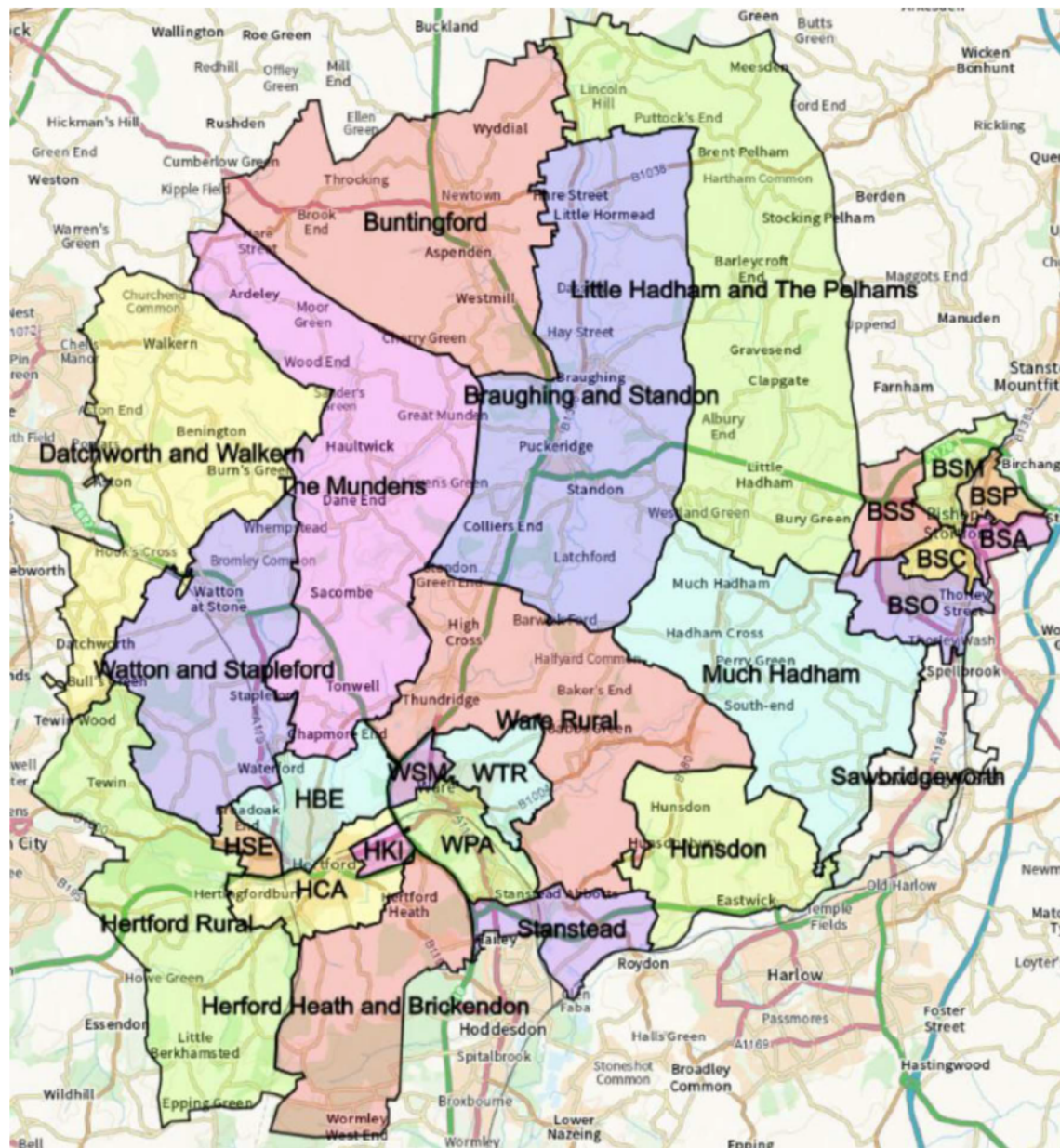
## Proposed Wards by Electoral Variance

Ward	Seats	2021 Electorate	2021 Variance	2027 Electorate	2027 Variance
<b>Villages Review Area</b>	Seats	2021 Voters	% Variation	2027 voters	% Variance
Braughing and Standon	2	5,227	15.00%	5,668	7.3%
Datchworth and Walkern	2	3,840	-15.51%	4,785	-9.4%
Hertford Heath and Brickendon	1	2,415	6.27%	2,512	-4.8%
Hertford Rural	1	2,638	16.08%	2,813	6.6%
Hunsdon	1	1,618	-28.80%	2,756	4.4%
Little Hadham and the Pelhams	1	2,529	11.29%	2,704	2.4%
Much Hadham	1	2,271	-0.07%	2,400	-9.1%
Mundens	1	2,246	-1.17%	2,403	-9.0%
Stanstead	1	2,519	10.85%	2,722	3.1%
Ware Rural	1	2,425	6.71%	2,532	-4.1%
Watton and Stapleford	1	2,716	19.51%	2,888	9.4%
<b>Bishop's Stortford Review Area</b>	Seats	2021 Voters	% Variation	2027 voters	% Variance
Bishop's Stortford All Saints	2	3,707	-18.44%	5,105	-3.3%
Bishop's Stortford Central	3	8,063	18.27%	8,547	7.9%
Bishop's Stortford Meads	2	2,964	-34.79%	5,330	0.9%
Bishop's Stortford Parsonage	2	4,877	7.30%	5,267	-0.2%
Bishop's Stortford Silverleys	2	3,968	-12.70%	5,392	2.1%
Bishop's Stortford South	3	6,509	-4.53%	8,401	6.1%
<b>Hertford Review Area</b>	Seats	2021 Voters	% Variance	2027 voters	% Variance
Hertford Bengoe	3	6,773	-0.65%	7,240	-8.6%
Hertford Castle	3	6,898	1.18%	7,959	0.5%
Hertford Kingsmead	2	4,733	4.13%	4,955	-6.2%
Hertford Sele	2	4,030	-11.33%	4,918	-6.9%
<b>Ware Review Area</b>	Seats	2021 Voters	% Variance	2027 voters	% Variance
Ware Priory and Amwell	3	7,439	9.11%	8,077	2.0%
Ware St Mary's	2	4,917	8.18%	5,215	-1.2%
Ware Trinity	2	4,560	0.33%	5,442	3.1%
<b>Sawbridgeworth Review Area</b>	Seats	2021 Voters	% Variance	2027 voters	% Variance
Sawbridgeworth	3	6,930	1.65%	8,323	5.1%
<b>Buntingford Review Area</b>	Seats	2021 Voters	% Variance	2027 voters	% Variance
Buntingford	3	6,815	-0.04%	7,648	-3.4%

## Proposed Wards by Parish

Ward	Parishes
<b>Villages Review Area</b>	
Braughing and Standon	Braughing, Hornead, Standon
Datchworth and Walkern	Aston, Bennington, Datchworth, Walkern
Hertford Heath and Brickendon	Brickendon Liberty, Hertford Heath
Hertford Rural	Bayford, Hertingfordbury, Little Berkhamsted, Tewin
Hunsdon	Eastwick, Gilston, Hunsdon
Little Hadham and the Pelhams	Albury, Anstey, Brent Pelham, Furneux Pelham, Little Hadham, Meesden, Stocking Pelham
Much Hadham	High Wych, Much Hadham
Mundens	Ardeley, Bengoe Rural, Great Munden, Little Munden, Sacombe, Westmill
Stanstead	Stanstead Abbots (part), Stanstead St Margarets
Ware Rural	Stanstead Abbots (part), Thundridge, Wareside (part), Widford
Watton and Stapleford	Bramfield, Stapleford, Watton-at-Stone
<b>Bishop's Stortford Review Area</b>	
Bishop's Stortford All Saints	Bishop's Stortford (part)
Bishop's Stortford Central	Bishop's Stortford (part)
Bishop's Stortford Meads	Bishop's Stortford (part)
Bishop's Stortford Parsonage	Bishop's Stortford (part)
Bishop's Stortford Silverleys	Bishop's Stortford (part)
Bishop's Stortford South	Bishop's Stortford (part), Thorley
<b>Hertford Review Area</b>	
Hertford Bengoe	Hertford (part)
Hertford Castle	Hertford (part)
Hertford Kingsmead	Hertford (part)
Hertford Sele	Hertford (part)
<b>Ware Review Area</b>	
Ware Priory and Amwell	Great Amwell, Ware (part)
Ware St Mary's	Ware (part)
Ware Trinity	Ware (part), Wareside (part)
<b>Sawbridgeworth Review Area</b>	
Sawbridgeworth	Sawbridgeworth
<b>Buntingford Review Area</b>	
Buntingford	Aspenden, Buckland and Chipping, Buntingford, Cottered, Wyddial

## Proposed Ward Map



## Key

BSA = Bishop's Stortford All Saints	HCA = Hertford Castle
BSC = Bishop's Stortford Central	HBE = Hertford Bengoe
BSM = Bishop's Stortford Meads	HKI = Hertford Kingsmead
BSO = Bishop's Stortford South	HSE = Hertford Sele
BSP = Bishop's Stortford Parsonage	WPA = Ware Priory and Amwell
BSS = Bishop's Stortford Silverleys	WSM = Ware St Mary's
	WTR = Ware Trinity



## Methodology

### *Overview of East Hertfordshire from East Herts District Plan*

East Hertfordshire – commonly known as East Herts – according to the council’s *District Plan* “covers an area of 477 km<sup>2</sup> (184 square miles) and comprises around one third of the county of Hertfordshire. It is predominantly a rural district.... It has a dispersed settlement pattern that includes the five market towns of Bishop’s Stortford, Buntingford, Hertford, Sawbridgeworth and Ware. Each of the towns provides a range of services to the surrounding rural area. There are also some hundred villages and hamlets of varying sizes.”<sup>1</sup>

East Herts lies in the core area of the Innovation Corridor (London Stansted Cambridge Corridor). The District is also heavily influenced by the presence of major settlements beyond its boundary. The three New Towns of Stevenage, Harlow and Welwyn Garden City are located immediately on the East Herts District boundary, and there is pressure for expansion of these settlements. There are also substantial cross-boundary influences from Cambridgeshire to the north and Essex to the east.<sup>2</sup>

### *Submission*

This submission will build upon East Herts Council’s division of the district into five market towns and the villages to create a ward plan which respects local ties and characteristics. Each of the 50 parishes will be allocated to one of these areas according to their local links. In allocating a parish to each area we have considered:

- Whether the parish is of a predominantly rural or urban character;
- Whether the parish is currently part of a wider built up area which crosses a parish boundary;
- Whether forthcoming housing developments listed in the *District Plan* and reflected in the *Electoral Forecasting Proforma*<sup>3</sup> create new links between parishes which should be respected;
- Whether parishes are part of a Neighbourhood Plan Area;
- Whether parishes have strong transport links, which are predominantly road transportation links.
- Whether parishes share a retail/services centre.

In the next section, *Building Review Areas*, we will lay out: i) which parishes are within each of the six review areas; ii) our reasoning for our allocations; iii) the forecast 2027 electorate for each of these areas; iv) the pro rata entitlement of each sub-area to elected members; as well as v) the number of members allocated to each sub-area.

In subsequent sections, we will explain how we will divide these areas into wards, if it is appropriate for the area and the number of councillors.

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<sup>1</sup>East Hertfordshire District Council, *East Herts District Plan*, October 2018, p14 §2.21-2.22 [https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/District\\_Plan\\_Publish\\_web\\_view.pdf](https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/District_Plan_Publish_web_view.pdf)

<sup>2</sup> *East Herts District Plan*, p14 §2.24

<sup>3</sup> Local Government Boundary Commission for England, *Electoral Forecasting Proforma* [for East Herts], September 2021, [https://s3-eu-west-2.amazonaws.com/lgbce/Reviews/Eastern/Hertfordshire/East%20Herts/Electoral%20Forecasting%20Proforma%20\(2\).xlsx](https://s3-eu-west-2.amazonaws.com/lgbce/Reviews/Eastern/Hertfordshire/East%20Herts/Electoral%20Forecasting%20Proforma%20(2).xlsx)

### *Splitting Parishes*

We have tried wherever possible to avoid splitting parishes outside of the District's market towns, as this breaks community cohesion, is unpopular within parishes and leads to complexities in local governance. Within the current ward plan there are four split parishes outside the market towns: Thorley, Stanstead St Margaret's, Standon and Tewin. In our proposed warding plan we only split Wareside and Stanstead Abbots. We believe that this offers a significant gain in community cohesion, while maintaining electoral equality.

## Building Review Areas

As outlined in the *Methodology* section, we propose to split East Herts into five review areas in order to contain our proposed wards within areas with high degrees of community of interest.

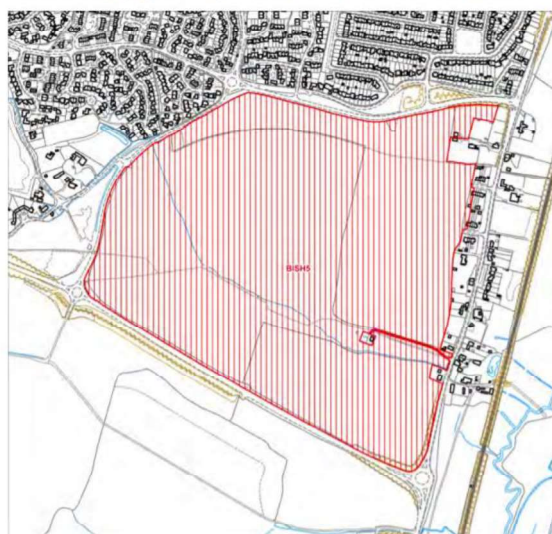
Area	Parishes	2021 Electorate	2027 Electorate	Pro Rata Allocation	Seats
Bishop's Stortford	Bishop's Stortford, Thorley	30,088	38,042	14.41	14
Hertford	Hertford	22,434	25,072	9.50	10
Ware	Ware, Great Amwell, Wareside (part)	16,916	18,734	7.10	7
Sawbridgeworth	Sawbridgeworth	6,930	8,323	3.15	3
Buntingford	Aspenden, Buckland and Chipping, Buntingford, Cottered, Wyddial	6,815	7,648	2.90	3
Villages	Albury, Anstey, Ardeley, Aston, Bayford, Bengoe Rural, Benington, Bramfield, Braughing, Brent Pelham, Brickendon Liberty, Datchworth, Eastwick, Furneux Pelham, Gilston, Great Munden, Hertford Heath, Hertingfordbury, High Wych, Hornead, Hunsdon, Little Berkhamsted, Little Hadham, Little Munden, Meesden, Much Hadham, Sacombe, Standon, Stanstead Abbots, Stanstead St Margarets, Stapleford, Stocking Pelham, Tewin, Thundridge, Thundridge, Walkern, Watton-at-Stone, Westmill, Widford, Wareside (part)	30,444	34,183	12.95	13

### Stortford Review Area Overview

Bishop's Stortford is the largest town and parish within East Herts district, with a forecast 2027 electorate of 37,104. It could certainly stand by itself as a Review Area, entitled to 14 councillors. However, this would not properly address community cohesion in the area. Thorley Parish (current electorate 259 and 2027 forecast electorate 990) is tightly integrated within the orbit of Bishop's Stortford. One of the two Neighbourhood Plans for Bishop's Stortford also covers part of Thorley Parish.<sup>4</sup> This is a consequence of the Bishop's Stortford South development (BISH5 within the *District Plan*) which straddles the border between Bishop's Stortford Parish and Thorley Parish. The map *below* showing the location of BISH5 is taken from the *District Plan*:<sup>5</sup>

**Figure 5.4 Site Location: Bishop's Stortford South**

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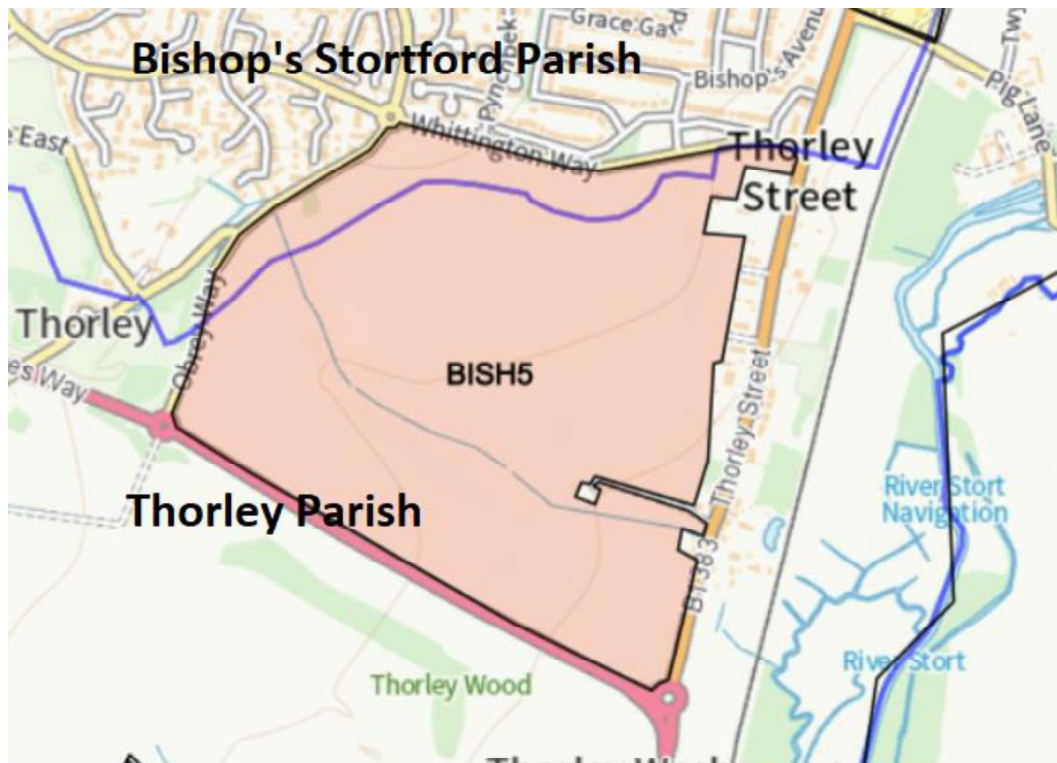


<sup>4</sup> Bishop's Stortford Town Council, *Neighbourhood Plan for All Saints, Central, South and part of Thorley* 2016-2032, 2016, [https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Bishops\\_Stortford\\_Neighbourhood\\_Plan2-\\_Final\\_Version2.pdf](https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/Bishops_Stortford_Neighbourhood_Plan2-_Final_Version2.pdf)

<sup>5</sup> East Herts District Plan, p14 §5.3.13-5.3.14 and figure 5.4

As the maps *above* and *below* show, the BISH5 housing development will form a continuous urban development along the southern border of Bishop's Stortford Parish. Moreover, the BISH5 development area will form a hard boundary between the more rural areas of Thorley Parish east of BISH5 around Pig Lane and west of BISH5 around St James the Great Parish Church, Moor Hall cottages etc. Development of BISH5 has already started and will continue to be built during the forecast period.

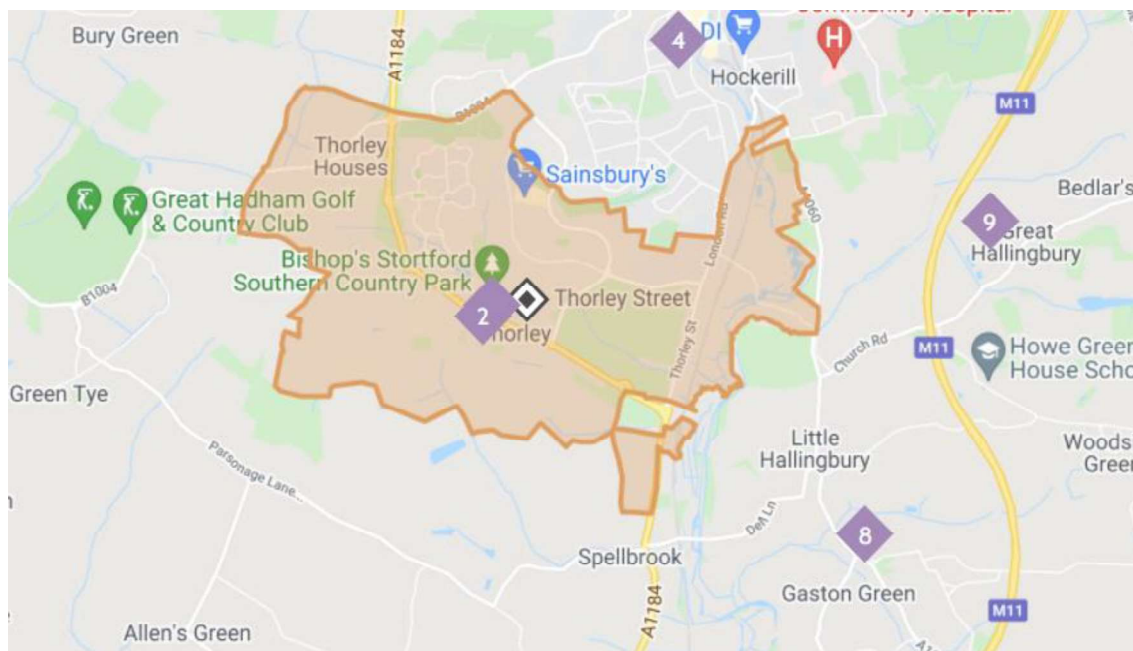
The below map shows the BISH5 area with the parish boundary in blue. The area north of the blue line is within Bishop's Stortford Parish and the area to the south of the blue line is in Thorley Parish. Thus, it can be seen that the BISH5 "Bishop's Stortford South" development site is split between the two parishes.



It is also worth noting that much of the current Bishop's Stortford South Ward has historically been part of Thorley Parish. Most recently, a Community Governance Review by East Herts District Council in 2018 moved built up areas in St Michael's Mead from Thorley Parish to Bishop's Stortford Parish. Similarly, part of BISH5 was also moved from Thorley Parish to Bishop's Stortford Parish.<sup>6</sup> Thus, the areas within the current Thorley Parish have strong historic links with the south of Bishop's Stortford Parish. This is further reinforced by local community groups and commercial enterprises. For instance, the Church of England ecclesiastical Parish of St James the Great in Thorley Civil Parish also covers much of southern Bishop's Stortford<sup>7</sup>:

<sup>6</sup> East Herts District Council, *Community Governance Review of Bishop's Stortford Town Council*, 2018, <http://62.232.23.228/ieDecisionDetails.aspx?Id=1150&J=1>

<sup>7</sup> The Church of England, *A Church Near You*, 2021, <https://www.achurchnearyou.com/search/?lat=51.8496681&lon=0.1429674&place=Thorley%2C+Bishop%27s+Stortford+CM23+4BE%2C+UK&text=>



Similarly, the main shopping centre in southern Bishop's Stortford is Thorley Neighbourhood Centre which includes a Sainsbury's known as Thorley Sainsbury's<sup>8</sup>:

## Thorley Superstore

We are open today from 10:00 to 16:00

**Store address**  
1 Thorley Neighborhood Centre  
Bishop's Stortford  
CM23 4EG

Get directions and map

Store contact details removed

Also located at the Thorley Neighbourhood Centre is Thorley Health Centre which services the south of Bishop's Stortford and Thorley Parish.<sup>9</sup> Similarly, Thorley Community Centre at the same site serves both parishes, offering a range of mother and toddler, dance and sports groups.<sup>10</sup>

Similarly, community institutions in the area are firmly intertwined between the two parishes. For example, Thorley Cricket Club – which is located in Bishop's Stortford Parish at Thorley Lane East –

<sup>8</sup> J Sainsbury PLC, *Sainsbury's Store Locator*, 2021, <https://stores.sainsburys.co.uk/0403/thorley>

<sup>9</sup> National Health Service, *Find a GP*, <https://www.nhs.uk/services/gp-surgery/thorley-health-centre/XE82067001>

<sup>10</sup> Thorley Community Centre, *Thorley Community Centre*, <http://www.thorleycommunitycentre.co.uk/>



occupies land owned by Thorley Parish Council. However, Thorley Cricket Club applied to Bishop's Stortford Town Council for a grant in November 2021 and received £47,750.<sup>11</sup>

### Hertford Review Area Overview

Hertford is the second largest town and parish within East Herts, with a 2027 forecast electorate of 25,072. This gives Hertford a pro rata allocation of 9.5 councillors. Serious consideration was given to whether Hertford Parish should stand alone as a review area or should be paired with neighbouring parishes to take the Review Area's pro rata entitlement closer to 10.0. However, most of the surrounding parishes are very different in character. Whereas Hertford is the densely populated county town of Hertfordshire and an historic market town with a street pattern in the centre of the town not too dissimilar from the 1700s<sup>12</sup>, the surrounding villages are very rural in character. Although surrounding villages have road networks which link them to Hertford, most settlements are villages and hamlets rather than the urban settlement of Hertford. Indeed, the parishes of Brickendon Liberty, Bayford, Hertingfordbury, Bramfield, Stapleford and Bengoe Rural all have populations under 600. Including one of these within Hertford would sever their connections and community of interest with their neighbouring parishes. This only leaves Hertford Heath (2027 forecast electorate 1,964), which was also considered, but discounted on the grounds that it is a coherent separate settlement, with its own Neighbourhood Plan under development.<sup>13</sup>

Historically, Hertford Heath has not been part of Hertford Town. As the Neighbourhood Plan notes "The village of Hertford Heath only came into being with the arrival of the East India College at Haileybury in 1806 with its need for staff, and the associated accommodation for the families."<sup>14</sup> Today, at the centre of Hertford Heath village is the Little Amwell Conservation Area<sup>15</sup> which is very different in character to the modern Pinehurst housing estate in Kingmead Ward of Hertford, which is the nearest built up area to the north in Hertford. Moreover, Hertford Heath and Hertford are separated by extensive green spaces. As the Neighbourhood Plan notes: "The village is surrounded by countryside. The Hertford Heath nature reserve and Balls Wood nature reserve cover nearly 80 hectares of surrounding countryside and woodland. Hertford Heath itself is a Site of Special Scientific Interest, and both sites are managed by the Herts and Middlesex Wildlife Trust."<sup>16</sup> Thus, the case of Hertford/Hertford Heath is distinctly different from that of Bishop's Stortford, where Thorley parish has become an urban extension of its larger neighbour.

Moreover, in terms of local amenities, Hertford Heath has a general store, three public houses and a garage, as well as a village hall used by groups such as the Women's Institute and groups offering pilates, Tai Chi, badminton and karate.<sup>17</sup> The village also has its own football club, Hertford Heath FC,<sup>18</sup> and its own nursery school and primary school.<sup>19</sup>

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<sup>11</sup> Bishop's Stortford Town Council, *Minutes of Special Meeting Of The Town Council 20<sup>th</sup> November 2021*, [https://www.bishopsstortfordtc.gov.uk/document\\_library/Agendas%20and%20Minutes%20-%20Town%20Council%202021/TC211120%20Agenda%20and%20Minutes%2020%20Nov%202021/TC211120%20Minutes%2020%20Nov%2021.pdf](https://www.bishopsstortfordtc.gov.uk/document_library/Agendas%20and%20Minutes%20-%20Town%20Council%202021/TC211120%20Agenda%20and%20Minutes%2020%20Nov%202021/TC211120%20Minutes%2020%20Nov%2021.pdf)

<sup>12</sup> Hertford Town Council, *History of Hertford Town Centre*, <https://www.hertford.gov.uk/history-of-hertford/>

<sup>13</sup> Hertford Heath Neighbourhood Plan Steering Group, *Hertford Heath Neighbourhood Plan Pre-Submission Plan*, 2020, <https://www.hhnp.co.uk/reg14/presubmission.pdf>

<sup>14</sup> Hertford Heath Neighbourhood Plan §2.11

<sup>15</sup> Hertford Heath Neighbourhood Plan §4.44

<sup>16</sup> Hertford Heath Neighbourhood Plan §2.8

<sup>17</sup> Hertford Heath Village Hall, *What's On*, November 2021, <https://hertfordheathvillagehall.org.uk/diary>

<sup>18</sup> Hertford Heath Neighbourhood Plan §2.20-2.22

<sup>19</sup> Hertford Heath Neighbourhood Plan §2.15

This all points to a coherent local community separate from Hertford. Indeed, in local government terms, Hertford Heath and Brickendon Liberty have traditionally at East Herts level been paired together – both in the current Hertford East District Council ward which dates from the 1998 review, and in the current ward’s predecessor of Little Amwell.<sup>20</sup> Moreover, it is worth noting that Hertford Heath’s links are as strongly to Ware and the wider Ware area as they are to Hertford. Until 1969, Hertford Heath was part of the same parish as what is now Great Amwell Parish to the East, which itself is tightly linked with Ware Parish. Hertford Heath is also included within Ware South County Division. In terms of education too, the Neighbourhood Plan notes “secondary students attend schools in Hertford and Ware. A private coach service is available for those who attend Presdales School in Ware.”<sup>21</sup>

Hertford Town Council has also taken a similar position on not linking Hertford Parish with any of its neighbours. On 1 November 2021, the council passed a motion with respect to the LGBCE boundary review which stated: “We strongly believe that the perimeter boundary of the 4 wards taken together should remain as it is. This also forms the boundary of the area served by Hertford Town Council and recognises a long established community with a significant history as a market town.”<sup>22</sup>

### Ware Review Area Overview

Ware is the third largest market town in East Herts with a 2027 projected electorate of 16,092. This gives an entitlement to 6.21 councillors. However, the parish of Ware suffers (unlike Neighbouring Hertford) from having its boundaries drawn very tightly, which do not fully recognise local communities existing and planned. Key Ware amenities like Wodson Park Sports and Leisure Centre are currently situated in Wareside civil parish despite being part of the built up Ware conurbation on Wadesmill Road. By contrast, the leisure centre is located four miles away from the village of Wareside.

There is also a new housing development being planned largely for delivery in Wareside Parish referred to the *District Plan* as “North and East of Ware (WARE2)”.<sup>23</sup> This area is included within the ‘Ware’ chapter of the *District Plan* and the adopted masterplan<sup>24</sup>, and it is quite clear in both documents that this area is considered to be developed as a continuous urban development of Ware. Moreover, the WARE2 site is split across Wareside Parish and Ware Parish itself, with a segment of the housing to be built in Ware Christchurch Parish:

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<sup>20</sup> Local Government Boundary Commission for England, *Final Recommendations On The Future Electoral Arrangements for East Hertfordshire*, 1998, [https://s3-eu-west-2.amazonaws.com/lgbce/data/assets/pdf\\_file/0004/6097/hertfordshire-east-hertfordshire\\_6448-6052\\_e.pdf](https://s3-eu-west-2.amazonaws.com/lgbce/data/assets/pdf_file/0004/6097/hertfordshire-east-hertfordshire_6448-6052_e.pdf)

<sup>21</sup> Hertford Heath Neighbourhood Plan §2.23

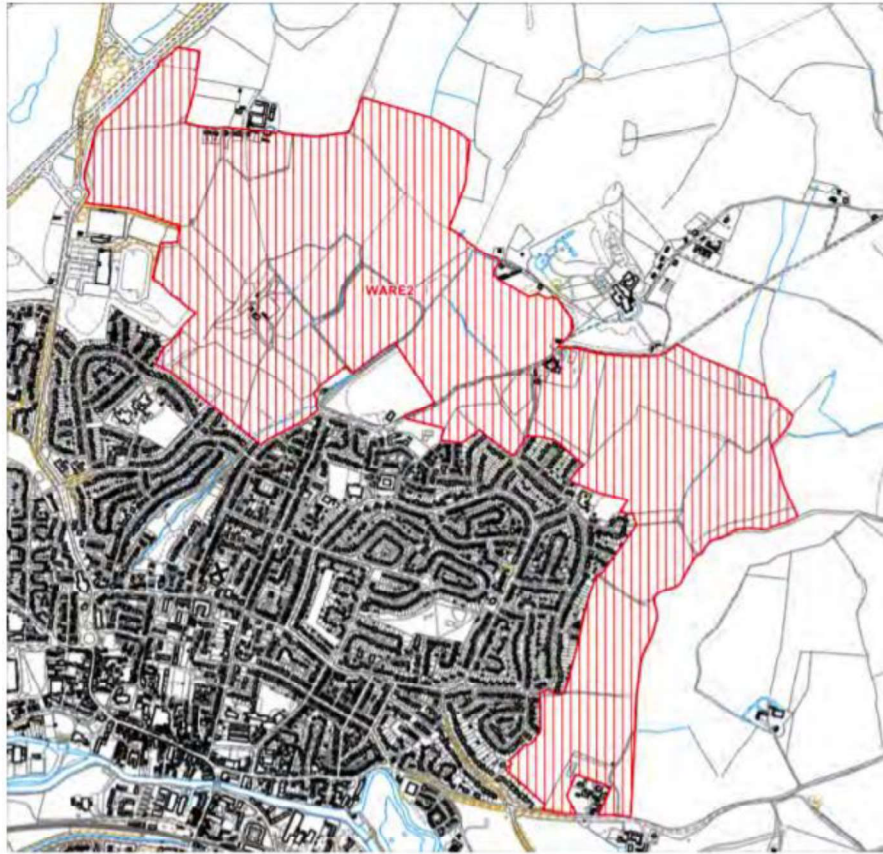
<sup>22</sup> Hertford Town Council, Motion: “Response from Hertford Town Council to the Boundary Commission’s Review of East Herts District Council’s Ward Boundaries”

<sup>23</sup> East Herts District Plan, p122-128 §9.1-9.2 and figure 9.2

<sup>24</sup> East Herts Council, *Land North and East of Ware*, 2019, <https://eastherts.fra1.digitaloceanspaces.com/s3fs-public/2019-10/WARE2%20Masterplanning%20Framework.pdf>

**Figure 9.2 Site Location: North and East of Ware**

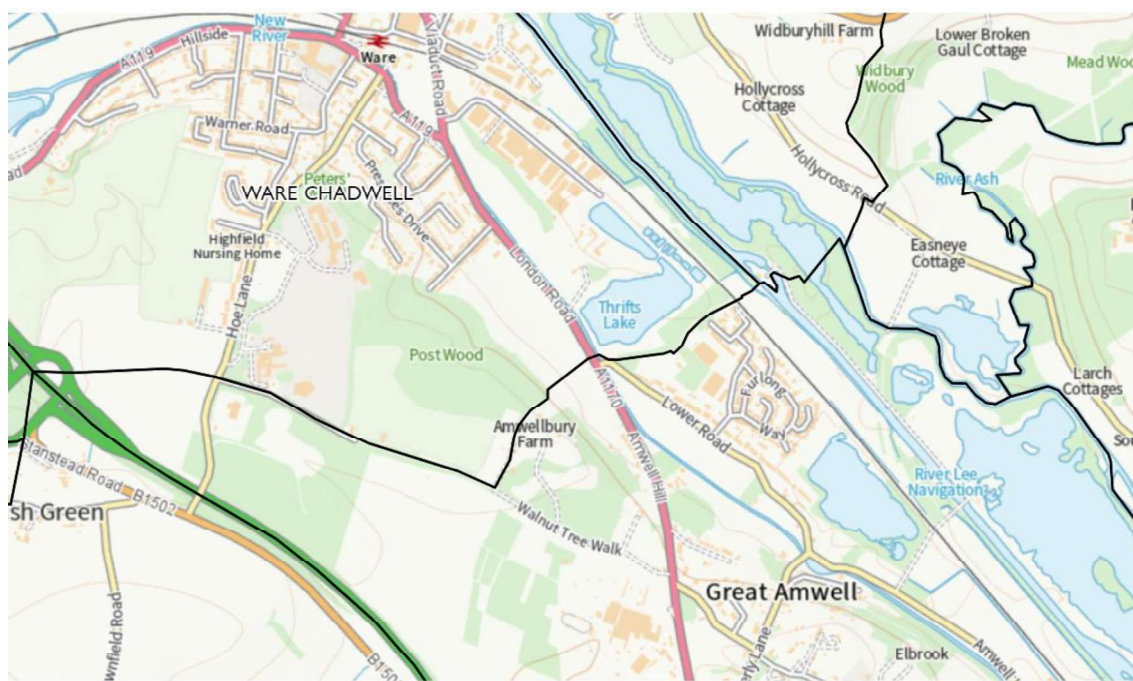
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A planning application for North and East of Ware is expected in 2022.

The area of Wareside we propose to include in the Ware Review Area has no shops or services of any kind, and looks towards Ware for all of its needs. Given the currently isolated nature of the houses in south west Wareside, there is little in the way of local social groups at this stage.

In addition to including part of Wareside Parish, we are planning to include Great Amwell Parish within the Ware Review Area. The north of Great Amwell Parish forms part of the built up area of Ware Parish, forming an almost continuous development along the River Lea from the current Ware Chadwell Ward. The map *below* shows the southern Ware/Great Amwell area with the parish boundaries superimposed:



Great Amwell as a whole is far more urban than Ware's neighbouring rural parishes like Thundridge and Wareside. Given that Great Amwell civil parish contains no shops (other than a garden centre), no GP surgeries, no dentists, no secondary schools and no pharmacy services, residents of Great Amwell village depend strongly on the amenities in Ware. Some of the largest Great Amwell community organisations also meet at premises in Ware. For example, Great Amwell Scout Group is based at a site in Ware civil parish<sup>25</sup>, whilst Amwell Rotary Club meets at Hertford Rugby Club (located in the current Ware Chadwell ward).<sup>26</sup> Amwell Rotary Club organises the annual Ware fireworks display in conjunction with the other 2 Ware area Rotary clubs (Ware Rotary Club and Hertford Shires Rotary Club).<sup>27</sup> There are thus strong examples of community links between Great Amwell and the rest of the Ware area.

Although Great Amwell has its own primary school (St. John the Baptist), Ware's Presdales School is the dominant secondary school option for the village's girls. The highly frequent (every 15 minutes during the week) 310 bus route links Great Amwell to Ware<sup>28</sup> using the A1170 road that forms a strong focal point for the Ware review area. Both Ware and Great Amwell civil parishes also share a western border with the hard physical barrier of the A10. Historically, all of what is now South Ware was located in Great Amwell parish, as is reflected in many of the names of streets and buildings in the current Ware Chadwell ward (e.g. Amwell End and Amwell House). The historic ties between Great Amwell and Ware are thus strong.

As such, we are considering the Ware review area to include Ware Parish, Great Amwell Parish and the south western part of Wareside Parish. This area will include the area north west of the River Ash and west of the prominent ditch marked as 'Fanhams Tributary' on OS maps. This will include the whole of the WARE2 site and the surrounding currently rural housing that will soon be on the outskirts of a heavily built-up area. This area currently has 115 electors and will have 738 electors by

<sup>25</sup> Great Amwell Scout Group, *Map*, <https://greatamwellscouts.org.uk/contact-us/map/>

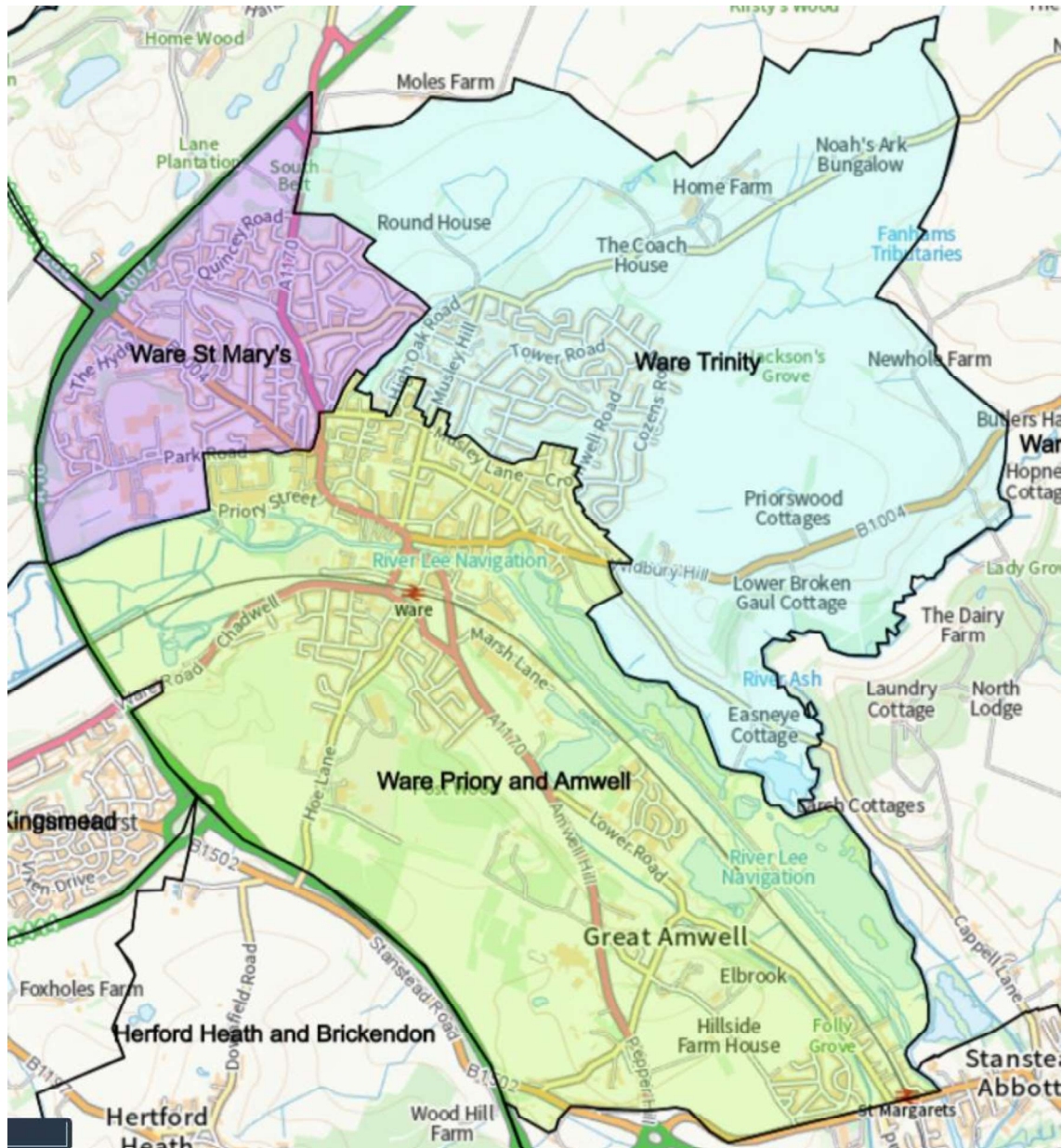
<sup>26</sup> Amwell Rotary Club, *Homepage*, <https://www.amwellrotary.org.uk/>

<sup>27</sup> Rotary International, *Ware Fireworks Display*, <https://warefireworks.org.uk/>

<sup>28</sup> Intalink, *310 Bus Timetable*, <https://www.intalink.org.uk/services/f10c605e-2b81-4759-b515-ce7c2869e67e>



2027. In the map *below* the proposed Ware Review Area is shaded according to our proposed wards and outlined in black. This is overlaid on a map with the parish boundaries in blue. This results in Ware having a pro rata entitlement of 7.10 councillors, and the area being allocated 7 councillors in this plan.



#### [Sawbridgeworth Review Area Overview](#)

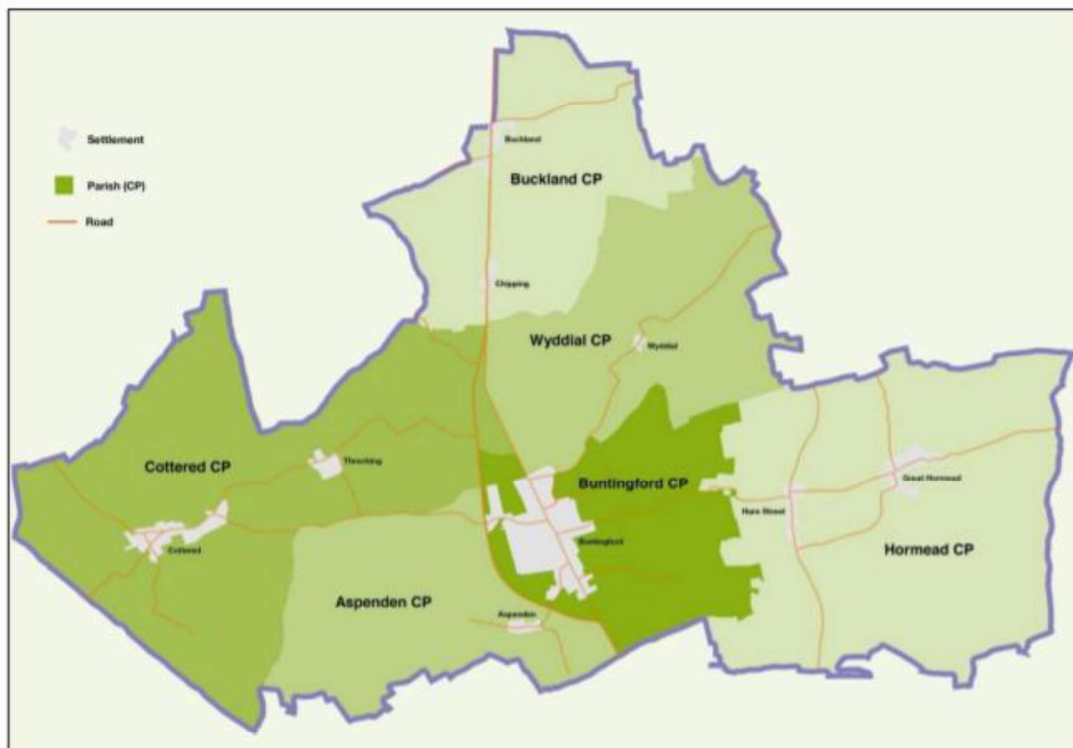
Sawbridgeworth is the fourth largest of the East Herts market towns. It is forecast to have 8,323 electors by 2027 which entitles it to a pro rata allocation of 3.15 councillors. As the town is covered in its entirety by the parish of Sawbridgeworth we propose to treat this area as a Review Area with an allocation of three councillors.

#### [Buntingford Review Area Overview](#)

Buntingford Parish is the smallest of the five market towns in East Hertfordshire, with a projected electorate of 6,247 and a pro rata entitlement to 2.37 councillors. While Buntingford is the smallest

of the market towns, the predominantly rural character of the surrounding area makes Buntingford an important centre in this part of East Herts. This is reflected in the decision of Buntingford and five of its neighbouring parishes to jointly create the *Buntingford Community Area Neighbourhood Plan*. As the plan notes: “The Town and Parish Councils came together because despite the differences between the size and nature of their parishes and the settlements within them, they have much in common in terms of their rural character and their interdependence when it comes to access to services and other infrastructure.”<sup>29</sup> The map below shows the *Buntingford Community area* as depicted in their Neighbourhood Plan:

### BCA Map of the Neighbourhood Plan Area



As such, we propose that this Neighbourhood Plan Area forms the basis of a Review Area. We propose to include five of the parishes within this area: Buntingford, Wyddial, Buckland and Chipping, Aspenden and Cottered. We are not including Hornead as we believe that this parish's links are more firmly to Braughing and Standon to the south than they are to Buntingford in the west. Hornead has stronger road links to Braughing and through to Standon via the B1368 Standon Road and then the A10.

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<sup>29</sup> East Herts Council, *Buntingford Community Area Neighbourhood Plan*, 2014, [https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/BCANP\\_April\\_2016\\_-\\_Final\\_version.pdf](https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/BCANP_April_2016_-_Final_version.pdf)

As a result, the five parishes we are including within the Buntingford Neighbourhood Plan Area have a 2027 forecast electorate of 7,648 and a pro rata councillor entitlement of 2.90. We have allocated 3 councillors to this area.

#### [Villages Review Area Overview](#)

We have decided to treat the rest of East Herts district outside the five market town-based review areas as a 'Villages Review Area'. This is to respect the separate identity these villages and hamlets have from our towns. Within these areas, there are no strong shopping or employment centres to justify the creation of separate review areas, and neither do transport/geographic links argue for the creation of additional sub-units. As such, the Villages Review Area has a pro rata entitlement to 12.95 councillors; thus we have allocated 13 councillors to this area.

## Proposed Ward Structure

The proposed ward structure ensures that all proposed wards are within 10% of the average elector:councillor ratio by 2027. We note that for some of the wards within the villages area the variance is towards the top end of the permissible band. However, given our desire for wards to reflect natural communities and to use parishes as the building blocks for this review, this has proven to be unavoidable. The only alternative in several cases – eg the proposed Watton and Stapleford Ward or Much Hadham Ward – would have been to split adjacent wards.

We also note that several of our wards are significantly below quota in 2021. Once again, this is unavoidable. The scale of strategic development sites in East Herts means that some village parishes will see significant growth (eg Eastwick's population growing from 109 to 1,016 or Aston's being projected to rise from 701 to 1,468). Within the paradigm of a one member ward in 2027 having a permissible electorate of between 2,376 and 2,904, there is little alternative than to have undersized wards in 2021.

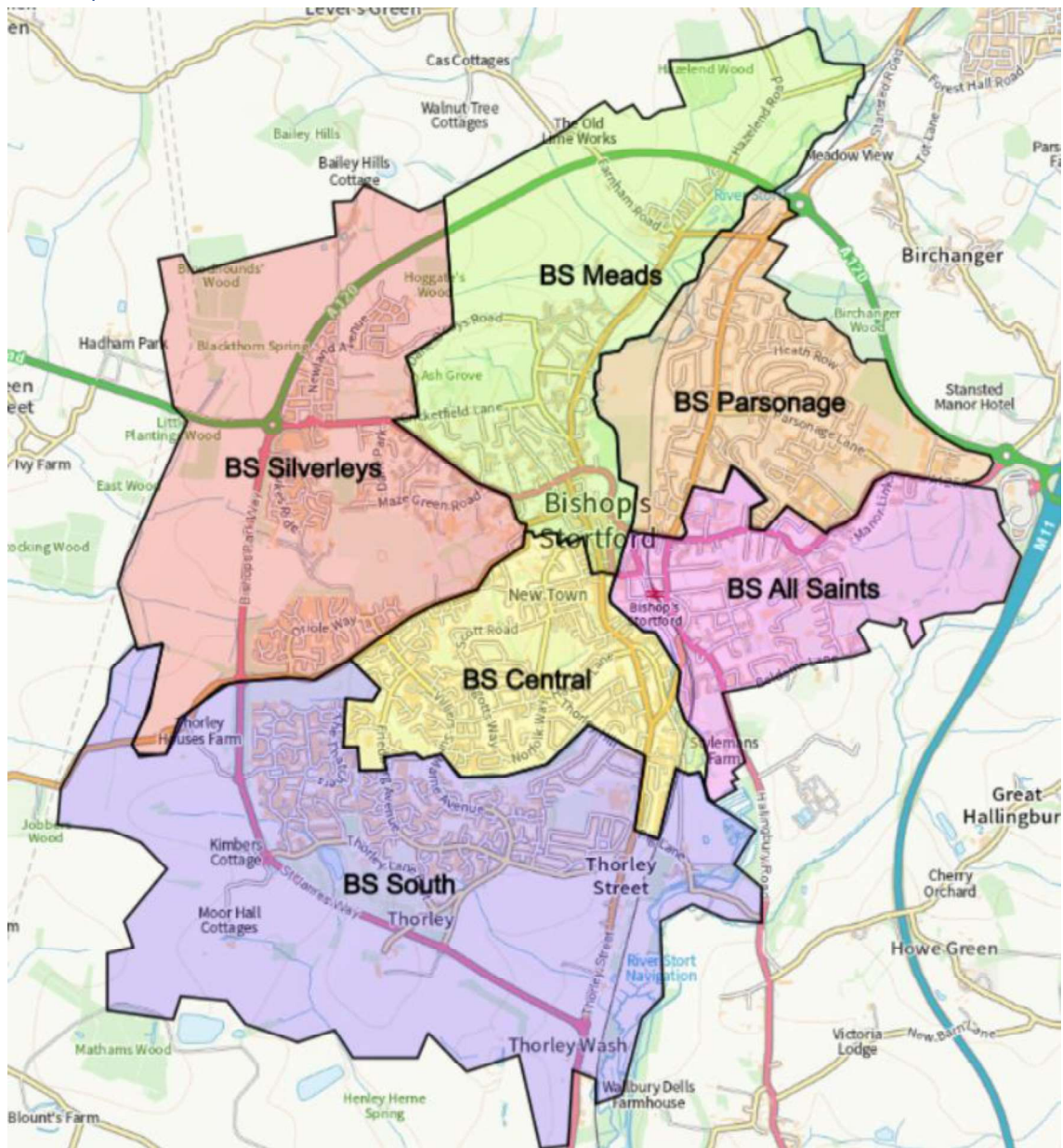
Even within our multi-member town wards the sheer size of developments act as a major constraint to wards having strong levels of electoral equality in both 2021 and 2027. We have prioritised higher levels of electoral equality in 2027. To take an example, the Bishop's Stortford North (BISH3) development alone in the Bishop's Stortford Silverleys and Bishop's Stortford Meads Ward is forecast to see 1,029 new dwellings built before 2027, and this is before other developments in the two wards including Old River Lane (BISH8) are included. Elsewhere in Bishop's Stortford, large developments are expected in our proposed Bishop's Stortford All Saints (Goods Yard site, BISH7 and East of Manor Links, BISH9) and Bishop's Stortford South (South of Bishop's Stortford, BISH5). Work has broken ground on all of these developments, therefore we see little risk of these forecasts falling short of forecast expectations.

Ward	Seats	2021 Electorate	2021 Variance	2027 Electorate	2027 Variance
<b>Villages Review Area</b>	Seats	2021 Voters	% Variation	2027 voters	% Variance
Braughing and Standon	2	5,227	15.00%	5,668	7.3%
Datchworth and Walkern	2	3,840	-15.51%	4,785	-9.4%
Hertford Heath and Brickendon	1	2,415	6.27%	2,512	-4.8%
Hertford Rural	1	2,638	16.08%	2,813	6.6%
Hunsdon	1	1,618	-28.80%	2,756	4.4%
Little Hadham and the Pelhams	1	2,529	11.29%	2,704	2.4%
Much Hadham	1	2,271	-0.07%	2,400	-9.1%
Mundens	1	2,246	-1.17%	2,403	-9.0%
Stanstead	1	2,519	10.85%	2,722	3.1%
Ware Rural	1	2,425	6.71%	2,532	-4.1%
Watton and Stapleford	1	2,716	19.51%	2,888	9.4%
<b>Bishop's Stortford Review Area</b>	Seats	2021 Voters	% Variation	2027 voters	% Variance
Bishop's Stortford All Saints	2	3,707	-18.44%	5,105	-3.3%
Bishop's Stortford Central	3	8,063	18.27%	8,547	7.9%
Bishop's Stortford Meads	2	2,964	-34.79%	5,330	0.9%
Bishop's Stortford Parsonage	2	4,877	7.30%	5,267	-0.2%
Bishop's Stortford Silverleys	2	3,968	-12.70%	5,392	2.1%
Bishop's Stortford South	3	6,509	-4.53%	8,401	6.1%



<b>Hertford Review Area</b>	Seats	2021 Voters	% Variance	2027 voters	% Variance
Hertford Bengoe	3	6,773	-0.65%	7,240	-8.6%
Hertford Castle	3	6,898	1.18%	7,959	0.5%
Hertford Kingsmead	2	4,733	4.13%	4,955	-6.2%
Hertford Sele	2	4,030	-11.33%	4,918	-6.9%
<b>Ware Review Area</b>	Seats	2021 Voters	% Variance	2027 voters	% Variance
Ware Priory and Amwell	3	7,439	9.11%	8,077	2.0%
Ware St Mary's	2	4,917	8.18%	5,215	-1.2%
Ware Trinity	2	4,560	0.33%	5,442	3.1%
<b>Sawbridgeworth Review Area</b>	Seats	2021 Voters	% Variance	2027 voters	% Variance
Sawbridgeworth	3	6,930	1.65%	8,323	5.1%
<b>Buntingford Review Area</b>	Seats	2021 Voters	% Variance	2027 voters	% Variance
Buntingford	3	6,815	-0.04%	7,648	-3.4%

## Bishop's Stortford Review Area – Ward details

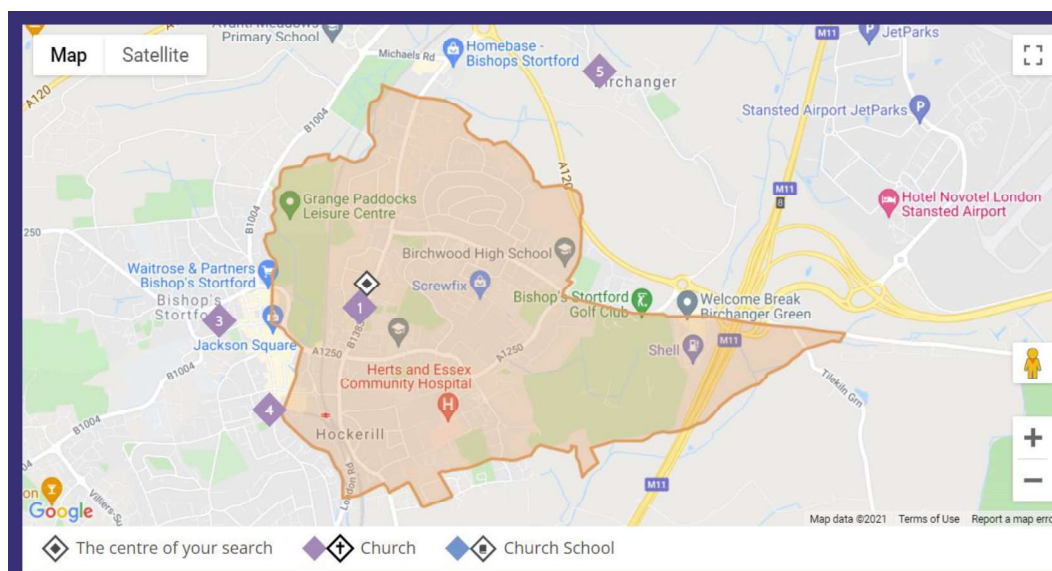


<b>Bishop's Stortford Review Area</b>	<b>Seats</b>	<b>2021 Voters</b>	<b>% Variation</b>	<b>2027 voters</b>	<b>% Variance</b>
Bishop's Stortford All Saints	2	3,707	-18.44%	5,105	-3.3%
Bishop's Stortford Central	3	8,063	18.27%	8,547	7.9%
Bishop's Stortford Meads	2	2,964	-34.79%	5,330	0.9%
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Bishop's Stortford Silverleys	2	3,968	-12.70%	5,392	2.1%
Bishop's Stortford South	3	6,509	-4.53%	8,401	6.1%

## Bishop's Stortford Sub-Areas

Bishop's Stortford is the largest parish within East Herts district and is currently seeing very significant levels of housing growth. The dividing lines within the town are firmly the north-south boundary provided by the River Stort. To the west of the Stort is the town centre and the majority of the town's residential accommodation. To the east of the River is an area known as Hockerill, which is described by the Stortford History website as "Separated from the town by the valley and the river running through it, Hockerill was once referred to as Bishop's Stortford's 'hilltop outpost'. Its history, however, and that of the surrounding area east of the river Stort is just as fascinating as the town's and, in parts, goes back a lot further."<sup>30</sup> Indeed, the distinctive nature of the eastern side of town is marked by not only having its own shopping parade called 'Hockerill' in the District Plan<sup>31</sup>, but Hockerill Anglo-European College on Dunmow Road<sup>32</sup> and local community organisations such as Hockerill Cricket Club and Hockerill Sports and Social Club on Beldams Lane.<sup>33</sup>

We have chosen to use the River Stort as the dividing line in Bishop's Stortford rather than the Greater Anglia Mainline. We have done this for four reasons. First, it avoids splitting Hockerill local shopping parade between the Western and Eastern Review Sub-Areas. It is listed as a separate local shopping centre in the District Plan and acts as a local centre.<sup>34</sup> Second, All Saints Hockerill Church of England Parish church broadly uses the River Stort as its western boundary, meaning our Eastern Stortford Sub-Review Area is broadly coterminous with local church boundaries. Notably, this ecclesiastical parish includes the Goods Yard site which is east of the River but west of the Railway line<sup>35</sup>:



<sup>30</sup> Paul Ailey, *Bishop's Stortford & Thorley: A History and Guide*, 2004, <https://www.stortfordhistory.co.uk/guide9/hockerill/>

<sup>31</sup> East Herts District Plan, p222 Table 16.1

<sup>32</sup> Hockerill Anglo-European College, *Home*, <https://www.hockerill.com/>

<sup>33</sup> Play-Cricket, *Hockerill Cricket Club*, <https://hockerill.play-cricket.com/>

<sup>34</sup> East Herts District Plan, p222 Table 16.1

<sup>35</sup> The Church of England, *A Church Near You*,

<https://www.achurchnearyou.com/search/?lat=51.872367&lon=0.1677906&place=All+Saints+CI%2C+Bishop%27s+Stortford+CM23%2C+UK&text=>



Third, the River has become an increasingly popular and important local north-south footpath. The cycling and walking trail has received significant investment in recent years under the Waterside Stortford plan.<sup>36</sup> Fourth, the large Goods Yard development (BISH7 in the local plan) will create a stronger local centre centred around the Railway Station, with strong links to the Aldi Supermarket on London Road and the nearby residential properties to the east of Bishop's Stortford.

We have discounted a North-South split of the town given the limited number of East-West connections in town caused by the River and the Meads open space running through the centre of town which includes Sworders Field, Castle Gardens and Grange Paddocks. Indeed, East-West road connections within the town are limited to the A1250, London Road and Michaels Road which are frequently congested. As a result, we prefer to treat the East and West of Stortford as two separate Review Sub-Areas.

Bishop's Stortford Western Review Sub-Area				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
BSC1	All except Goods Yard Site and John Dyde Close	Bishop's Stortford Central	1,979	1,974
BSC2	All	Bishop's Stortford Central	2,148	2,279
BSC3	All	Bishop's Stortford Central	1,891	2,172
BSC4	All Except Tanners Wharf	Bishop's Stortford Central	1,128	1,205
BSM1	All except Dane Street, Hockerill Street and Red Lion Court	Bishop's Stortford Meads	2,574	3,516
BSO1	All	Bishop's Stortford South	1,718	2,080
BSO2	All	Bishop's Stortford South	2,958	3,634
BSO3	All	Bishop's Stortford South	2,051	2,174
BSO4	All	Bishop's Stortford South	207	938
BSS1	All	Bishop's Stortford Silverleys	509	3,357
BSS2	All	Bishop's Stortford Silverleys	1,867	1,867
BSS3	All	Bishop's Stortford Silverleys	2,422	2,422
MHA5	All	Much Hadham	52	52
<b>Total</b>			<b>21,504</b>	<b>27,670</b>
Cllr Entitlement Pro Rata				10.48
Cllr Allocation				10

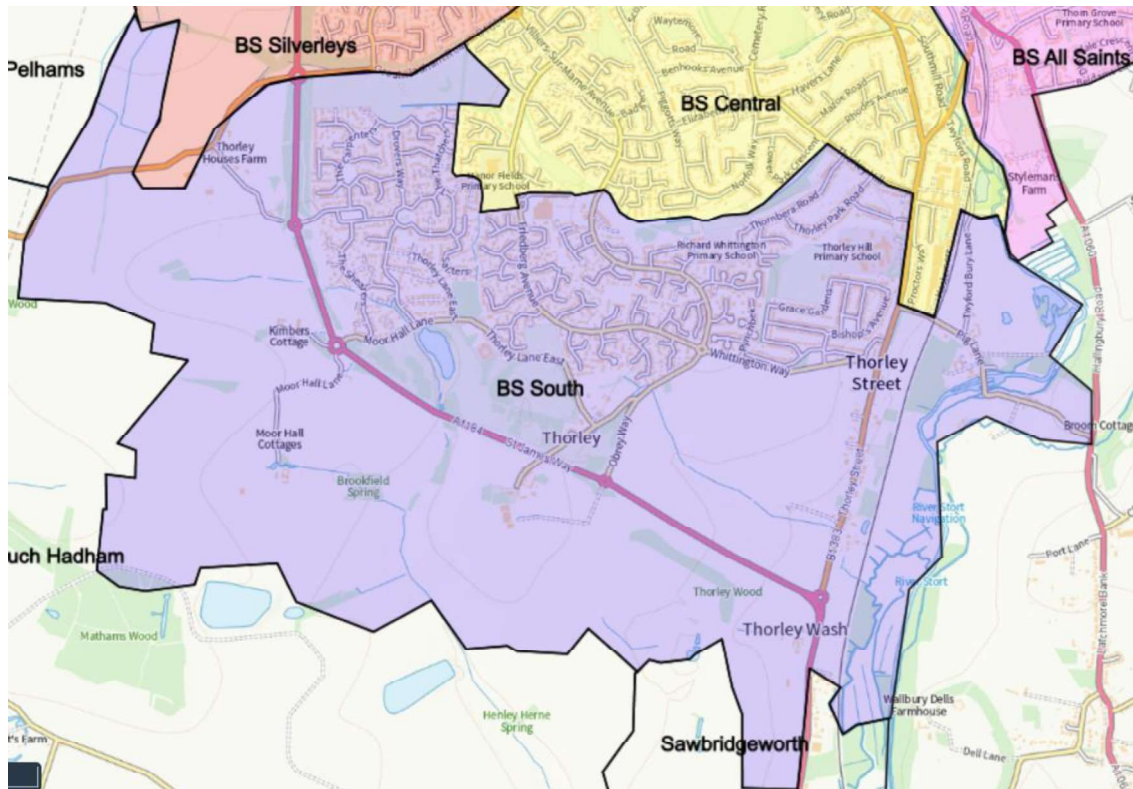
  

Bishop's Stortford Eastern Review Sub-Area				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
BSA1	All	Bishop's Stortford All Saints	2,953	3,283
BSA2	All	Bishop's Stortford All Saints	890	937
BSA3	All	Bishop's Stortford All Saints	2,158	2,358
BSM1	Dane Street, Hockerill Street, Red Lion Court	Bishop's Stortford Meads	130	130
BSM2	All	Bishop's Stortford Meads	2,054	2,233
BSC1	Goods Yard Site	Bishop's Stortford Central	0	1,032
BSC1	John Dyde Close	Bishop's Stortford Central	238	238
BSC4	Tanners Wharf	Bishop's Stortford Central	161	161
<b>Total</b>			<b>8,584</b>	<b>10,372</b>
Cllr Entitlement Pro Rata				3.93
Cllr Allocation				4

<sup>36</sup> Bishop's Stortford Town Council, *Waterside Stortford*, <https://www.bishopstortfordtc.gov.uk/waterside-stortford>

## Bishop's Stortford South Ward

3 members, 2027 variance: 6.1%



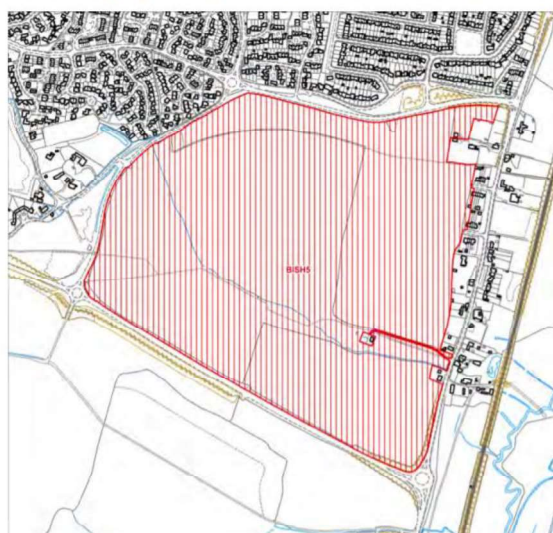
Our proposed Bishop's Stortford South is the southernmost of the six wards within the Bishop's Stortford Review Area. It includes the whole of Thorley Parish (which is at present split between the current Bishop's Stortford South Ward and Much Hadham Ward), as well as the bulk of the current Bishop's Stortford South Ward.

As was noted in the earlier *Building Review Areas* section, Thorley Parish and Bishop's Stortford Parish have a long and shared history. Housing development in Bishop's Stortford has seen the boundary between the two parishes move southwards over recent decades to ensure that the continuous built-up area is within Bishop's Stortford Parish.

The latest housing development is Bishop's Stortford South (BISH5 in the *District Plan*) which is split between Bishop's Stortford and Thorley Parishes. We propose that in order to respect the community ties of these new properties, Thorley Parish should be part of Bishop's Stortford South Ward. The new houses on Whittington Way (see map below) will form a continuous built-up area running through the 1990s Thorley Park and St Michael's Mead housing developments. Thorley Park includes the areas off Freidburg Avenue and Villiers-Sur-Marne Avenue, while St Michael's Mead includes areas to the west of this off Milliners Way, Drovers Way, Turners Crescent etc. This Bishop's Stortford South almost entirely consists of modern housing built in the last 20 years.

**Figure 5.4 Site Location: Bishop's Stortford South**

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We have a high degree of confidence in the projected electorate growth in Bishop's Stortford South Ward occurring. As the below Google Street View image of Whittington Way shows, in July 2021 progress on the site is such that houses are near completed and a larger area is now under construction. Residents are starting to move into the site.



Residents within the proposed Bishop's Stortford South Ward enjoy strong transport links via the A1184 St James Way and the southern major access roads of Obrey Way, Whittington Way and Mercers Avenue. Consideration was given to extending the boundary further northwards at the end of our proposed Bishop's Stortford South in order to take in Penningtons and Larchwood into our proposed Central Ward. However, we chose not to for the following reasons. First, the boundaries proposed allow for the maintenance of stronger community ties and electoral equality elsewhere in Bishop's Stortford. Second, residents of these streets and the southern end of Central Ward are more likely to access their homes from the west via Great Hadham Road than from the south through the built up area. Third, Thorley Sainsbury's to the south of Larchwood, and Manor Fields

Primary School provide a natural barrier for these houses, which means they look north towards our proposed Central Ward rather than south towards our proposed South Ward.

Towards the east of our proposed South Ward, the current buildings on the site of The Bishop's Stortford High School are due to be demolished and replaced by housing as part of the *District Plan's* BISH6 development of around 150 homes.<sup>37</sup> Again, this modern housing stock will fit well within the existing Bishop's Stortford South Ward. We have, though, proposed that Proctors Way, Burley Road and the nearby Twyford Industrial Estate and Twyford Business Centre should be part of Central Ward. This older housing stock and industrial area are a better fit with Central Ward which has a ribbon of such development running northwards along London Road and South Street up to its proposed border with Meads Ward.

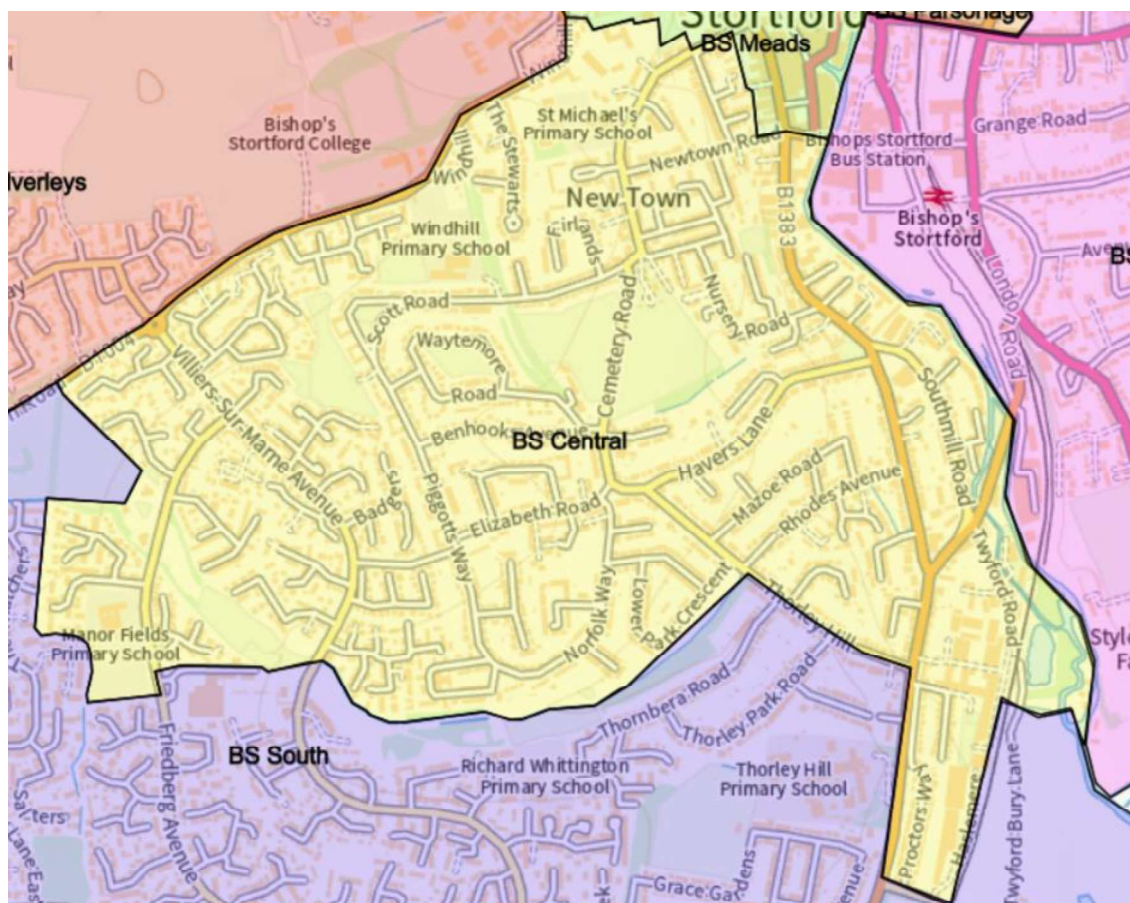
Bishop's Stortford South Ward					
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027	
BSO1	All except London Road Area moved into Central	Bishop's Stortford South	1,195	1,557	
BSO2	All	Bishop's Stortford South	2,958	3,634	
BSO3	All	Bishop's Stortford South	2,051	2,174	
BSO4	All	Bishop's Stortford South	207	938	
BSC3	Vicerons Place	Bishop's Stortford Central	46	46	
MHA5	All	Much Hadham	52	52	
<b>Total</b>			<b>6,509</b>	<b>8,401</b>	
Electoral Variance			-4.53%	6.07%	

<sup>37</sup> East Herts District Plan pg 59 §5.3.15



## Bishop's Stortford Central Ward

3 members, 2027 variance: 7.9%



*For a detailed map of the boundary between Bishop's Stortford Central and Bishop's Stortford Meads Ward please see the Bishop's Stortford Meads section.*

Bishop's Stortford Central is located directly to the South of Bishop's Stortford Town Centre. To the north it is bounded by the B1004 Great Hadham Road/Windhill. To the East, Central Ward is bounded by the River Stort. To the south, we have taken the boundary with Thorley Parish, London Road, Thorley Hill, the Green wedge, and the commercial/educational boundary provided by Thorley Neighbourhood Centre (Sainsbury's)/Manor Fields Primary School.

Penningtons and Larchwood are included in our proposed Central Ward rather than South Ward for two reasons. First, the boundary created by the Neighbourhood Centre and Manor Fields causes these properties to look north rather than south. Second, residents in these streets are more likely to access their properties from Great Hadham Road to the north than St James Way to the south. This creates a greater community link to Central Ward than South Ward. Indeed, we are maintaining the link to Central for these residents that is in place with the current ward boundaries.

The proposed Central Ward is almost entirely residential. To the west of the ward is the northern section of Thorley Park which is best accessed from Great Hadham Road rather than Whittington Way. The centre of the estate is the Havers Estate, which is a post-war council estate centred on the



Havers Parade local shopping parade.<sup>38</sup> The east of the ward contains a ribbon of light industrial use along London Road, which we have united within Central Ward, rather than splitting it between Meads to the north and South to the south.

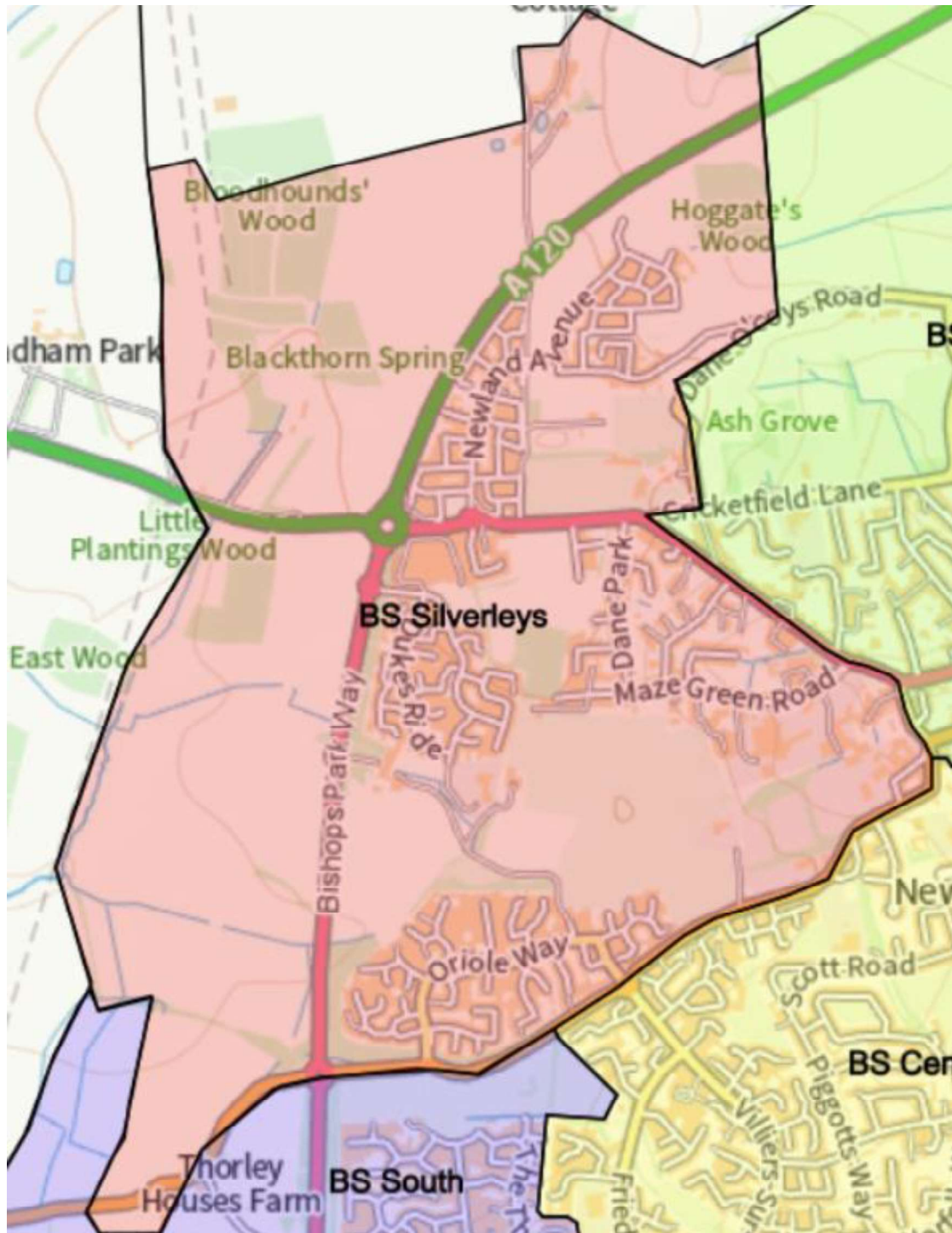
We note that Central Ward has a deviation from the councillor:elector average of 17.7% in 2021, but equally note that it falls to 7.4% above average by 2027. This is because of the absence of large scale strategic developments within the proposed Central Ward at a time when the District as a whole is growing rapidly.

Bishop's Stortford Central Ward					
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027	
BSC1	All except Good Yard and John Dyde Close plus Town Centre area transferred to Meads	Bishop's Stortford Central	1,879	1,874	
BSC2	All	Bishop's Stortford Central	2,148	2,279	
BSC3	All except Vicerons Place	Bishop's Stortford Central	1,845	2,126	
BSC4	All Except Tanners Wharf	Bishop's Stortford Central	1,128	1,205	
BSS3	Areas off Villiers-sur-Marne Ave and Windhill				
	Woodhall Grove	Bishop's Stortford Silverleys	107	107	
	The Nobles	Bishop's Stortford Silverleys	37	37	
	Long Meadow	Bishop's Stortford Silverleys	56	56	
	Wentworth Drive	Bishop's Stortford Silverleys	156	156	
	The Stewarts	Bishop's Stortford Silverleys	96	96	
	Sunningdale	Bishop's Stortford Silverleys	65	65	
	Windhill (Odds)	Bishop's Stortford Silverleys	23	23	
BSO1	London Road Area				
	London Road	Bishop's Stortford South	123	123	
	Marlborough	Bishop's Stortford South	57	57	
	Twyford Road	Bishop's Stortford South	60	60	
	Twyford Close	Bishop's Stortford South	18	18	
	Nelson Road	Bishop's Stortford South	33	33	
	Riverboat	Bishop's Stortford South	1	1	
	Proctors Way	Bishop's Stortford South	110	110	
	Burley Road	Bishop's Stortford South	55	55	
	Thorley Hill (evens)	Bishop's Stortford South	66	66	
<b>Total</b>			<b>8,063</b>	<b>8,547</b>	
Electoral Variance			18.27%	7.92%	

<sup>38</sup> East Herts District Plan pg 222 Table 16.1

## Bishop's Stortford Silverleys Ward

2 members, 2027 variance 2.1%



Silverleys Ward occupies the north west corner of the parish of Bishop's Stortford. Silverleys is a ward dominated by housing estates built since the 1970s and new developments currently in construction. As such, the ward has a variation in the elector:councillor ratio of -4.86% in 2021, but it increases to 8.9% by 2027. We would argue that this relatively high 2027 variance is unavoidable given the high levels of development in the area.

Our proposed Silverleys Ward includes the existing residential areas of the 1980s/1990s Bishops Gate estate centred on Oriole Way, the 1970s Bishops Park estate south of Tesco, off Lancaster Way, and the slightly older Dane Park estate which was completed in the 1970s. The ward also includes the Stortford Fields estate currently under construction north of Tesco and centred on Newland Avenue. This new development is part of the wider Bishop's Stortford North development. Residents have already started to move into the development which is shown in the below image from Google Street View:



Electors are already registered on the electoral register in streets on Stortford Fields including over 120 on Newland Avenue, 40 on Clarke Street, and nearly 40 on Sandford Drive.

A further development is underway at the west of Patmore Close.

The boundaries of the ward for the most part are very clear. To the north and west, we have used the parish boundary. To the south, we have used Great Hadham Road and Windhill. To the east, we have chosen Bells Hill, and then Hadham Road until it reaches Cricketfield Lane as boundaries. These streets form a strong division between the modern builds to the west and the older, often pre-WW2 housing to the east of the dividing line. Indeed, the residential streets included in Meads Ward to the east of this border are more traditionally “town” based residential layouts rather than more modern “housing estates”.

To the north east of the ward, we have based our proposed dividing line between Silverleys and Meads based on the proposed developer layouts of yet to be built housing, and indicative housing volumes in the *District Plan*. The below diagram<sup>39</sup> by the lead masterplanning consultants for the Bishop's Stortford North development shows the clear break in the wider development provided by Hoggate's Wood. As a result, we have taken Hoggate's Wood and this green open space as the dividing line in the north between our proposed Silverleys and Meads Wards. The strength of the boundary is shown by the absence of a road connecting the two sides of the development.

<sup>39</sup> FPCR, *Bishop's Stortford North East Hertfordshire*, <https://www.fpcr.co.uk/projects/bishops-stortford-east-hertfordshire/>



The outline planning permission for the two main segments of Bishop's Stortford North includes 2,200 houses.<sup>40</sup> The *District Plan* gives a clear indication of the number of properties on each side of the Bishop's Stortford North development. These are split 800 to the west of Hoggate's Wood and 1,400 to the east as is shown in the map below<sup>41</sup>:

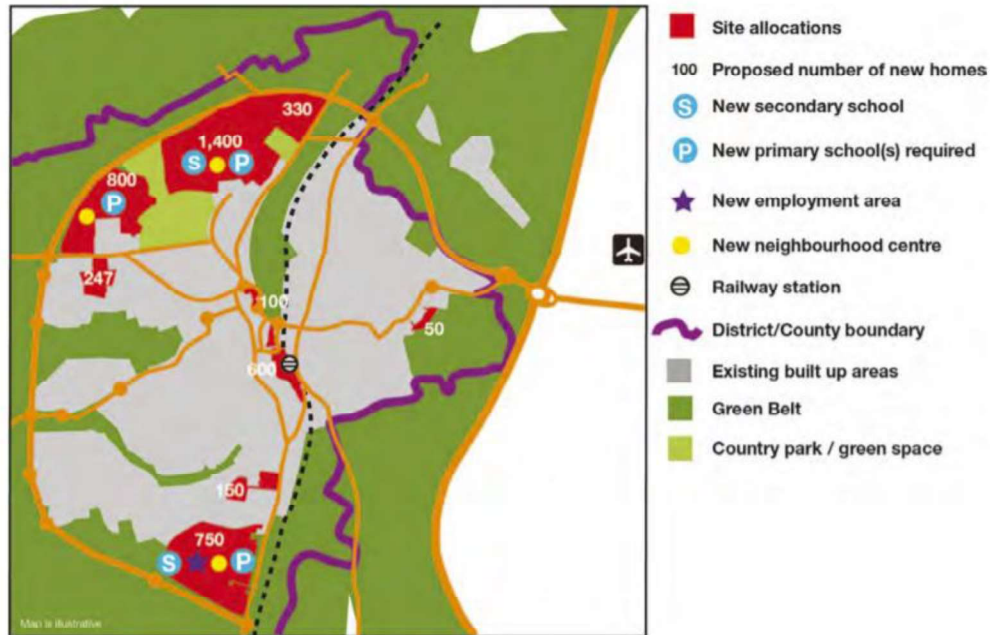
<sup>40</sup> East Herts District Council, *Planning Application 3/13/0804/OP*, April 2015  
<https://publicaccess.eastherts.gov.uk/online-applications/applicationDetails.do?activeTab=dates&keyVal=ZZZZNPGLXE226>

<sup>41</sup> East Herts District Plan pg 48 Figure 5.1



Figure 5.1: Key Diagram for Bishop's Stortford

Picture 5.1

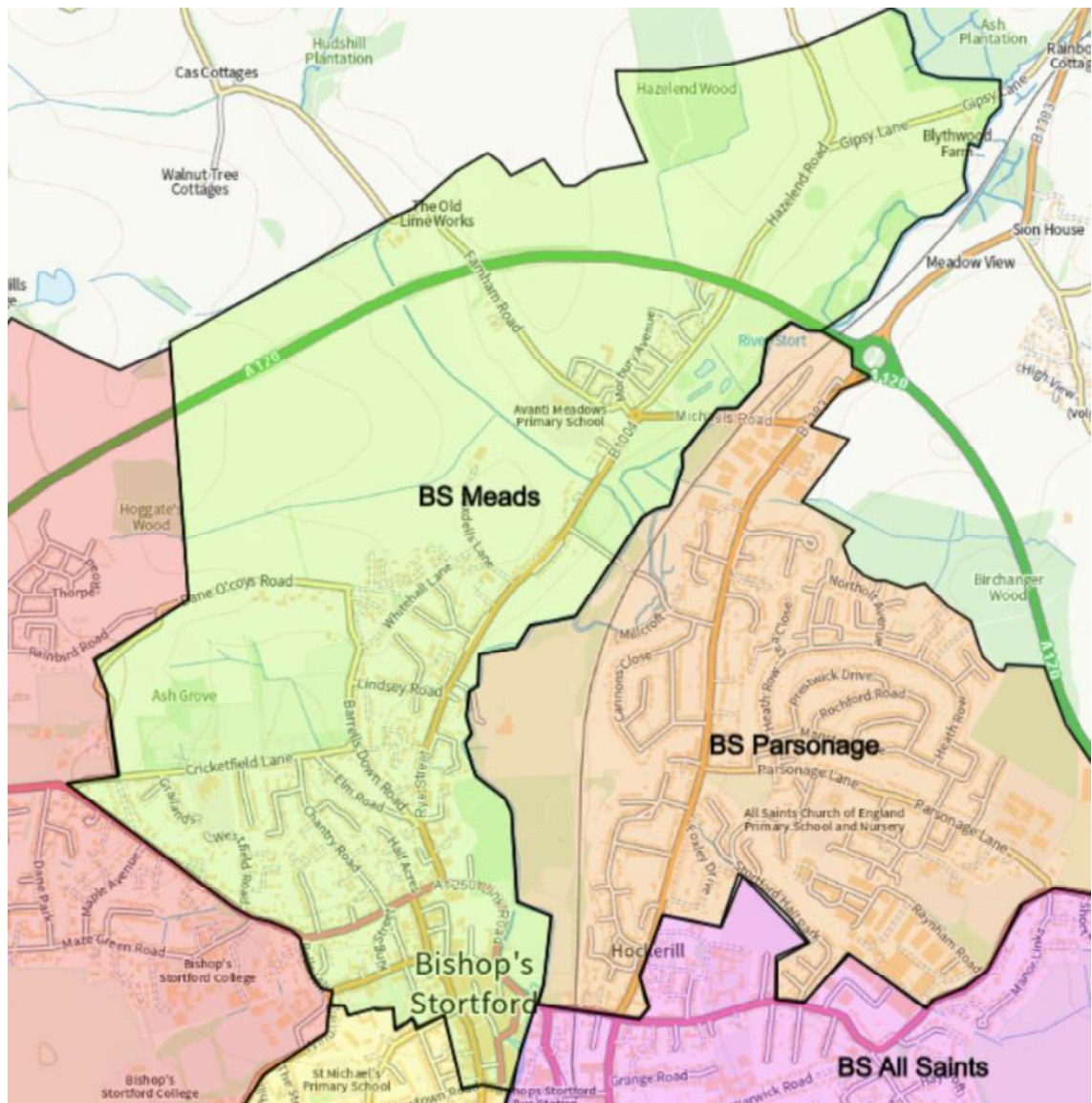


Links between the areas west and east of Hoggate's Wood are set to be poor with no direct road connections. As such, separating the areas between our proposed Silverleys and Meads Wards is the most appropriate course in our view. The alternative would be to include both these areas within the same ward. However, this would mean that those moving from one housing development to the other would either have to drive through the congested centre of Bishop's Stortford or head out of town and along the A120. Neither offers strong community or transport links.

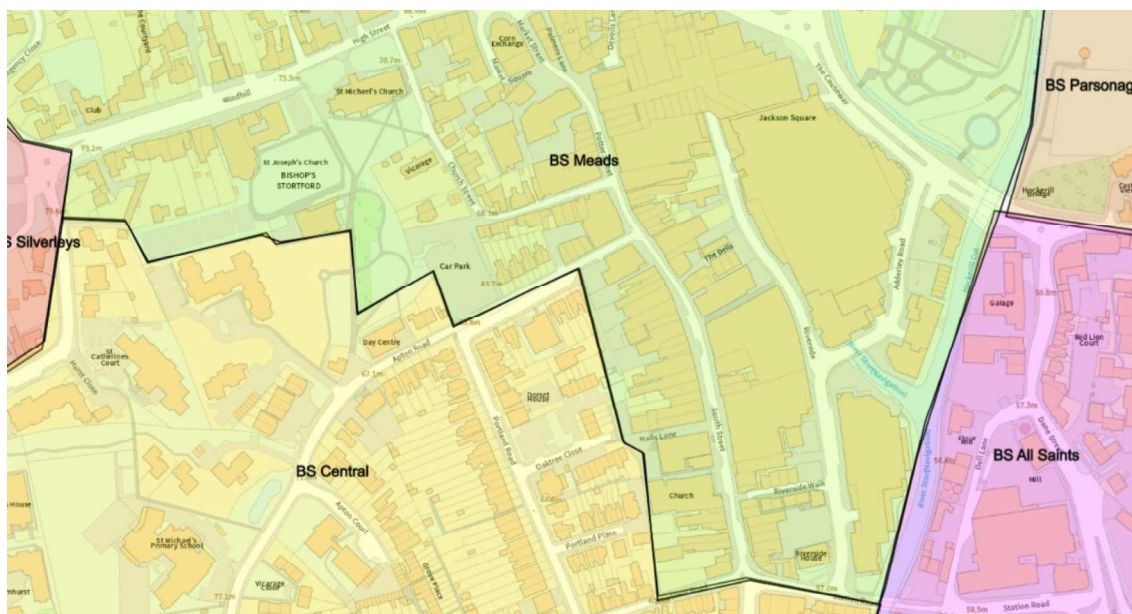
Bishop's Stortford Silverleys Ward				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
BSS1	All minus areas transferred to Meads	Bishop's Stortford Silverleys	408	1,832
BSS2	All minus areas transferred to Meads	Bishop's Stortford Silverleys	1,678	1,678
BSS3	All minus areas transferred to Central	Bishop's Stortford Silverleys	1,882	1,882
<b>Total</b>			<b>3,968</b>	<b>5,392</b>
Electoral Variance			-12.70%	2.12%

## Bishop's Stortford Meads Ward

2 members, 2027 variation 0.9%



Detail of southern Boundary:



Bishop's Stortford Meads Ward includes the commercial town centre of Bishop's Stortford and a large proportion of its civic amenities. The southern boundary of the ward is Station Road which marks the southern boundary of the core retail area of the town. The town's core retail frontage runs north from where Station Road meets South Street, through Potter Street, Market Square and into North Street. These roads host the town's twice weekly market.<sup>42</sup> The town's major covered shopping centre Jackson Square<sup>43</sup> has its main entrance on Potter Street, and includes the largest supermarket in Bishop's Stortford (a branch of Sainsbury's). Notable side streets with retail frontages included in our proposed Meads Ward include Apton Road, The Dells, Riverside Walk, Riverside, Church Street, Devoils Lane, High Street, Water Lane, Hadham Road, Northgate End and Old River Lane. This area covers the vast majority of the town's retail frontage.

Old River Lane – which currently hosts the Council's Bishop's Stortford offices<sup>44</sup> and the town's branch of Waitrose – is also a key development site<sup>45</sup>. The first elements of this redevelopment have already been built including a multistorey car park and a mixed use commercial and residential four storey building.<sup>46</sup> Once the Old River Lane redevelopment is finished, there will be a new arts centre as well as additional residential and commercial accommodation.

In terms of the residential accommodation within the ward, the ward unites most of the "town centre" style residential including the blocks of flats on Adderley Road, Riverside and South Street, as well as the more traditional styles of town centre housing north of Hadham Road and north and east of Rye Street. It is the axis of the main shopping areas, the main roads of Hadham Road and Rye Street which gives this ward its coherence. Much of the ward is bounded by open space: the cricket ground of Cricketfield Lane, the river in the South Street area and the main Meads area to the east.

<sup>42</sup> Bishop's Stortford Town Council, *Market*, <https://www.bishopsstortfordtc.gov.uk/market>

<sup>43</sup> Jackson Square, *Jackson Square*, <https://www.jacksonssquareshopping.co.uk/>

<sup>44</sup> East Herts Council, *Charrington's House*, <https://www.eastherts.gov.uk/about-east-herts-0/finding-our-council-offices/charringtons-house>

<sup>45</sup> East Herts Council, *Old River Lane Redevelopment Project*, <https://www.eastherts.gov.uk/about-east-herts-0/old-river-lane-redevelopment-project>

<sup>46</sup> East Herts Council, *Northgate End Development*, <https://www.eastherts.gov.uk/about-east-herts-0/old-river-lane-redevelopment-project/northgate-end-development>



North of the Causeway lies Castle Park which includes the town's main park, the ruins of Waytemore Castle and Grange Paddocks. This green ribbon runs all the way to the north of our proposed Meads Ward through the 'Red, White and Blue' fields and the newly created Bat Willow Hurst Country Park. All of these green areas form strong boundaries. Indeed, our proposed ward name draws its inspiration from the local name of 'The Meads' for this green space.

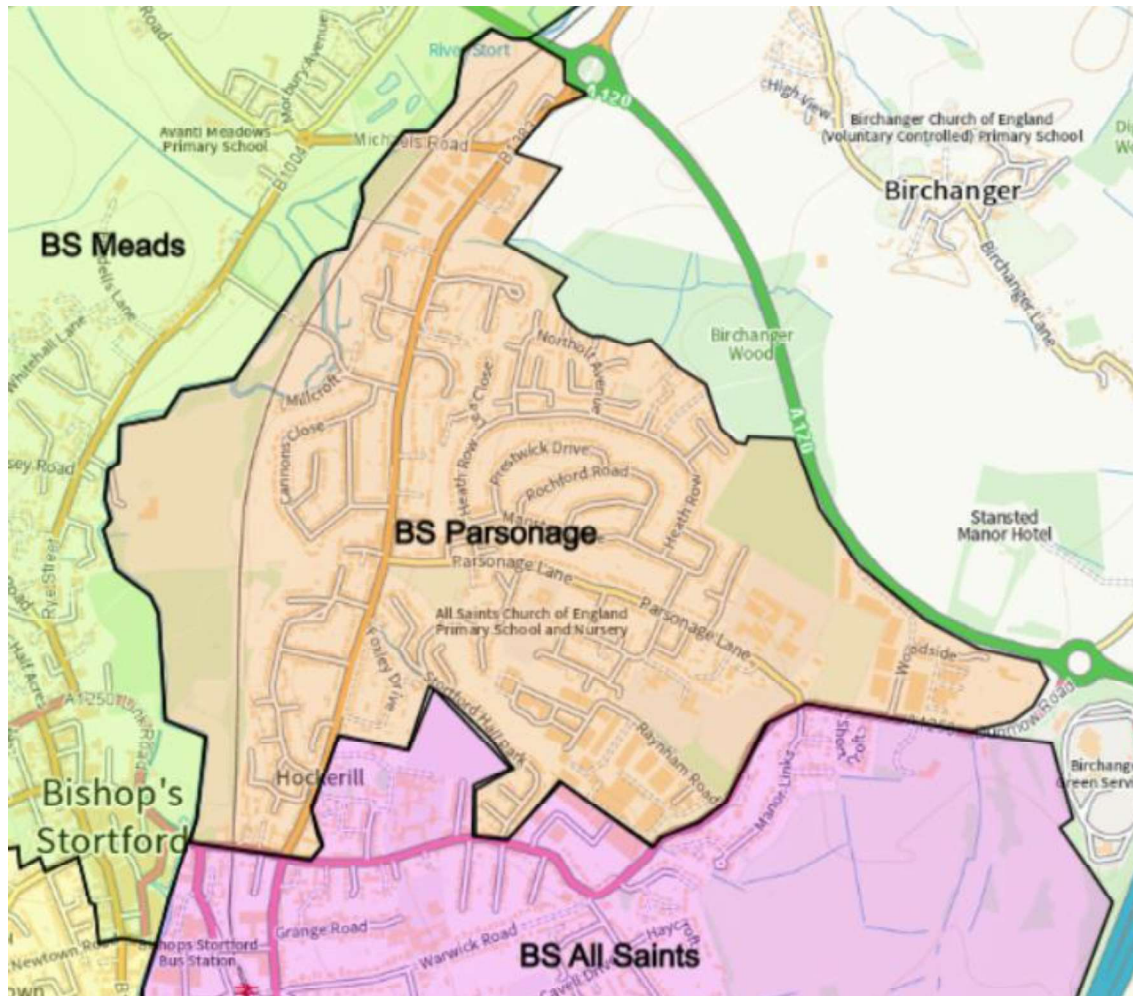
We would like to note that the scale of the development in Bishop's Stortford Meads Ward from multiple development sites means that it is not possible in this area to achieve strong electoral equality in 2021. Our proposed Meads Ward has a 2021 variation in the elector:councillor ratio of -34.8%, but moves to 0.9% by 2027. Given all the planned developments that are currently underway we see little risk to electoral equality increasing substantially by the next district council elections in 2023. By 2027, the ward is forecast to be very slightly under-represented.

Bishop's Stortford Meads Ward				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
BSM1	All except Dane Street, Hockerill Street, Red Lion Court	Bishop's Stortford Meads	2,574	3,516
BSS1	Area East of Hoggarts Wood	Bishop's Stortford Silverleys	0	1,424
BSS1	Area North of Cricketfield Lane and East of Dane O'Coys			
	Dane O'Coys	Bishop's Stortford Silverleys	38	38
	Whitehall	Bishop's Stortford Silverleys	13	13
	The Grove	Bishop's Stortford Silverleys	10	10
	The Pastures	Bishop's Stortford Silverleys	25	25
	Barnfield	Bishop's Stortford Silverleys	15	15
	Hulver	Bishop's Stortford Silverleys	0	0
BSS2	Area North of Hadham Road			
	Cricketfield Lane	Bishop's Stortford Silverleys	9	9
	Grailands	Bishop's Stortford Silverleys	43	43
	Carter Leys	Bishop's Stortford Silverleys	19	19
	North of Hadham Road (evens)	Bishop's Stortford Silverleys	25	25
BSS2	Windhill area			
	Windhill Odds	Bishop's Stortford Silverleys	15	15
	Regency Close	Bishop's Stortford Silverleys	28	28
	Bells Hill (Evens)	Bishop's Stortford Silverleys	25	25
	Windhill Evens	Bishop's Stortford Silverleys	25	25
BSC1	High Street	Bishop's Stortford Central	10	10
BSC1	Church Street	Bishop's Stortford Central	39	39
BSC1	South Street to Newtown Road (evens to 76)	Bishop's Stortford Central	7	7
BSC1	South Street to Newtown Road (odds to 53)	Bishop's Stortford Central	16	16
BSC1	Apton Road 2-18	Bishop's Stortford Central	16	16
BSC1	Nails Lane	Bishop's Stortford Central	12	12
<b>Total</b>			<b>2,964</b>	<b>5,330</b>
Electoral Variance			-34.79%	0.95%



## Bishop's Stortford Parsonage Ward

2 members, 2027 variance: -0.2%



Our proposed Parsonage Ward is centred on three main post-WW2 housing estates: the eponymous Parsonage Estate<sup>47</sup>, Cannons Close<sup>48</sup> and the Kings Court/Kingsbridge Road estate.<sup>49</sup> They are linked by Stansted Road and Parsonage Lane, and form a coherent community with distinct local facilities. Snowley Parade in the centre of the Parsonage Estate is considered a local parade in the *District Plan*<sup>50</sup>, and includes a chemists, general dealers, takeaways, bakers and a betting shop. It serves the Parsonage Estate and the surrounding residential areas on Stansted Road. Its influence does not extend as far as the Dunmow Road area within our proposed All Saints Ward, where local residents look towards the Spar on the corner of Dunmow Road and Stortford Hall Park, the Aldi on London Road and the pharmacy at the Herts and Essex Hospital instead. The local community centre for much of the ward is the Parsonage Community Hall on Parsonage Road run by the Parsonage Residents Association.

<sup>47</sup> Stortford History, *Parsonage Estate*, <https://www.stortfordhistory.co.uk/guide10/parsonage-estate/>

<sup>48</sup> Stortford History, *Cannons Close*, <https://www.stortfordhistory.co.uk/guide10/cannons-close/>

<sup>49</sup> Stortford History, *Stansted Road*, <https://www.stortfordhistory.co.uk/guide10/stansted-road/>

<sup>50</sup> *East Herts District Plan* pg 222 Table 16.1

The boundaries of our proposed Parsonage Ward are very strong. To the west, we are proposing the River Stort, to the north and east the parish boundary, and to the south the streets off the north side of Dunmow Road. Dunmow Road and its associated streets provide a boundary between the predominantly post-war development to the north and the predominantly pre-war development to the south.

Public transport bus links within the ward are strong. The Stortford Shuttle links Stansted Road, Kingsbridge Road, Cannons Close, Parsonage Lane, Heath Row, Northolt Avenue and Dunmow Road. The 309 and 509 bus routes also link Stansted Road, Parsonage Lane and Heath Row.<sup>51</sup>

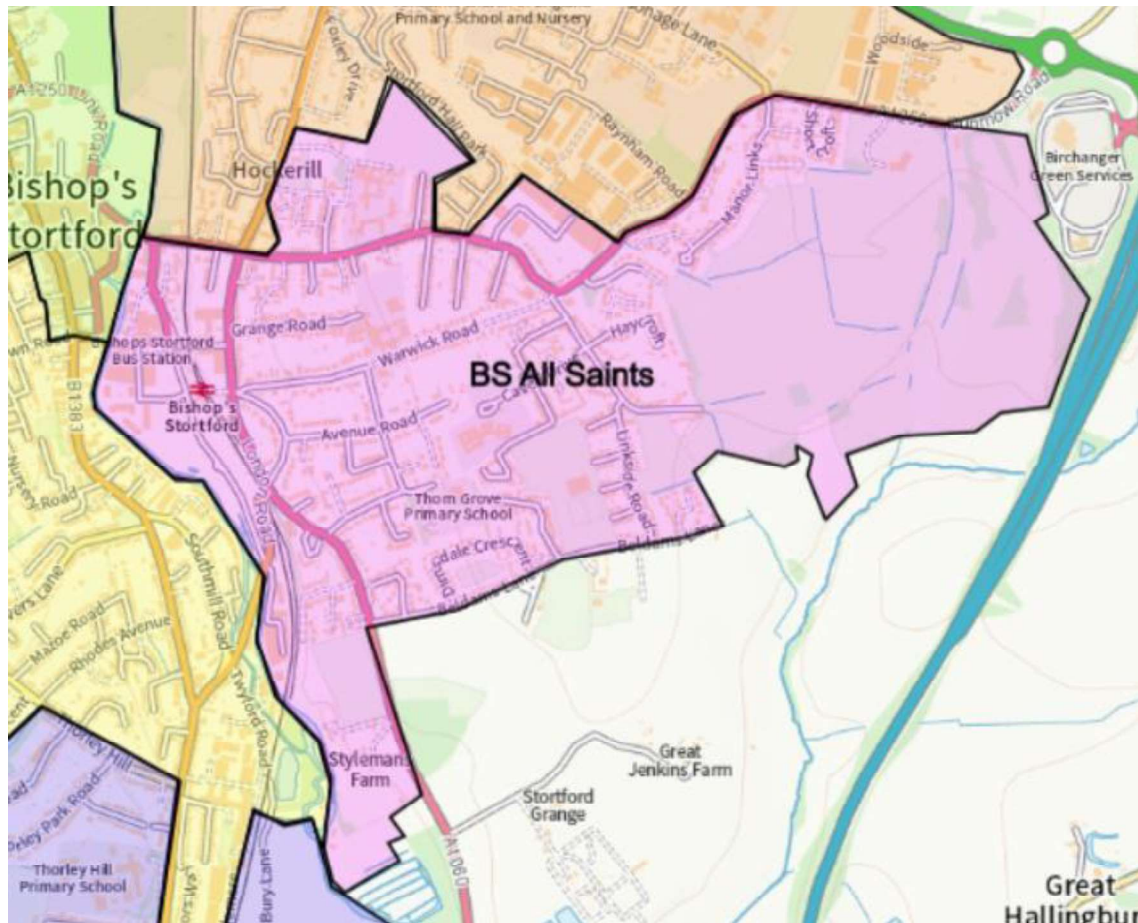
No strategic developments are currently expected within the proposed Parsonage Ward. This will result in the ward's variance in the elector:councillor ratio declining from 7.30% in 2021 to -0.25% in 2027. We feel that this offers a good level of electoral equality.

Bishop's Stortford Parsonage Ward					
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027	
BSA1	All except Norris Close, Manor Links, East of Manor Links, Cecil Close, Mayes Close, Shortcroft	Bishop's Stortford All Saints	2,781	2,992	
BSA2	Edens Close	Bishop's Stortford All Saints	21	21	
BSM1	Castle View	Bishop's Stortford Meads	39	39	
BSM2	All except Hockerill Street (evens)	Bishop's Stortford Meads	2,036	2,215	
<b>Total</b>			<b>4,877</b>	<b>5,267</b>	
Electoral Variance			7.30%	-0.25%	

<sup>51</sup> Intalink, *Bishop's Stortford Area Network Map*, [https://images.intalink.org.uk/2020-03/Bishops-Stortford\\_0.pdf](https://images.intalink.org.uk/2020-03/Bishops-Stortford_0.pdf)

## Bishop's Stortford All Saints Ward

2 members, 2027 variance: -3.3%



The proposed Bishop's Stortford All Saints Ward is bounded to the west by the River Stort, to the south and east by the Parish boundary, and to the north by Dunmow Road and the streets off it. At the heart of the ward is Warwick Road and the nearby tree lined streets of the Hockerill Park Estate. This estate of large houses was laid out in the late nineteenth century.<sup>52</sup> The houses off Dunmow Road, Haymeads Lane, Linkside Road, Dimsdale Crescent and Beldams Lane are also predominately pre-war construction, including 1930s properties and the noted listed Art Deco Nags Head Public House.<sup>53</sup> The Victorian Bishop's Stortford Union Workhouse (which was later part of the now re-sited Herts and Essex Hospital) has also been converted into flats.<sup>54</sup>

Notably, this area is well served by public transport. In terms of buses, the 7/7A route links the Herts and Essex Hospital site with the length of Dunmow Road, while the 5 route links London Road, Stansted Road, Haymeads Lane, Highfield Avenue and Beldams Lane. The Stortford Shuttle covers most of this route too. All of these bus routes also call at the Bishop's Stortford Interchange at the Railway Station, which will serve the Goods Yard site.<sup>55</sup>

<sup>52</sup> Stortford History, *Hockerill Park estate*, <https://www.stortfordhistory.co.uk/guide12/hockerill-park-estate/>

<sup>53</sup> Stortford History, *The Nags Head*, <https://www.stortfordhistory.co.uk/guide10/nags-head/>

<sup>54</sup> Stortford History, *Haymeads Union Workhouse*, <https://www.stortfordhistory.co.uk/guide10/union-workhouse/>

<sup>55</sup> Intalink, *Bishop's Stortford Area Network Map*, [https://images.intalink.org.uk/2020-03/Bishops-Stortford\\_0.pdf](https://images.intalink.org.uk/2020-03/Bishops-Stortford_0.pdf)

Of potentially greater importance in transport terms, much of this area is very heavily inhabited by daily rail commuters to London. This has been the case since the late nineteenth century. The Hockerill Park Estate was “developed with wide roads, avenues of trees, grass verges and easy access to the town’s railway station, it was the perfect ‘garden suburb’.”<sup>56</sup> Advertising materials for this estate in the 1890s even stressed “The estate affords special facilities for those having business in the City. There is a frequent service of express trains from Liverpool Street and St Pancras to Bishop’s Stortford, the time occupied in transit being about 45 minutes.”<sup>57</sup>

Indeed, a booking office was available at the London Road entrance to the station as early as the 1890s.<sup>58</sup> Today, this remains the main access to the station for all commuters on the eastern side of Bishop’s Stortford, and the 2011 census showed that the two Output Areas in Bishop’s Stortford with the highest concentration of daily commuters into London were surrounding Hallingbury Road and Avenue Road directly to the east of the station.

The strong concentration of commuters to the east of the River Stort will continue with the development of the Goods Yard site, which is forecast to yield 580 properties by 2027. The Goods Yard site is located to the west of the railway line, but to the east of the River Stort. Much stress is placed in the advertising materials from developer Bellway on the proximity to the railway station and the short commute into London and the closeness to Stansted Airport (which is accessed by rail by many airport workers).<sup>59</sup> We would suggest that this development will have a very high proportion of rail commuters, and as such will have a strong community of interest with those living on the other side of London Road. The incoming residents will also likely rely on the Aldi supermarket on London Road as do many residents in the Warwick Road area, and they will be within the same Church of England parish.

The Good Yard site, while currently in Bishop’s Stortford Central Ward is included in the same Neighbourhood Plan area as All Saints Ward.<sup>60</sup>

We would also note that the new development at the Goods Yard site is very much part of a wider trend within our proposed All Saints Ward in recent years and decades. Indeed, the area has started to see increased levels of more modern developments. Manor Links, Norris Close, Brooke Gardens and Shortcroft at the eastern end of Dunmow Road have all been built in recent decades. Land adjacent to the Bishop’s Stortford Golf Club has also been sold to developers for the East of Manor Links development (BISH9 in the District Plan).<sup>61</sup> Construction has now started at this site. The former Herts and Essex hospital site also saw modern town houses and flats built in the mid-2000s. Further smaller modern infill developments are occurring including the conversion of the former Red Cow pub on Dunmow Road into flats and a small development of town houses in the late 2010s. A development of ten houses is also taking place on the north side of Dunmow Road opposite East Road following the demolition of a pre-existing house.

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<sup>56</sup> Stortford History, *Hockerill Park Estate*, <https://www.stortfordhistory.co.uk/guide12/hockerill-park-estate/>

<sup>57</sup> Bishop’s Stortford Independent, *Bishop’s Stortford History Society branches out with book about Warwick Road, home of Herts and Essex High School*, July 2021, <https://www.bishopsstortfordindependent.co.uk/whats-on/history-society-looks-to-future-with-new-book-9208404/>

<sup>58</sup> Stortford History, *The Railway and Station*, <https://www.stortfordhistory.co.uk/guide11/railway-station/>

<sup>59</sup> Bellway, *The Exchange: Goods Yard*, [https://www.bellway.co.uk/media/53697/200359-goodsyard-64pp-brochure-220mm-x-310mm\\_spreads.pdf](https://www.bellway.co.uk/media/53697/200359-goodsyard-64pp-brochure-220mm-x-310mm_spreads.pdf)

<sup>60</sup> Bishop’s Stortford Town Council, *Neighbourhood Plan for All Saints, Central, South and part of Thorley*

<sup>61</sup> East Herts District Council, *District Plan*, pg 33



The scale of the developments set to go ahead in our proposed All Saints Ward means that elector:councillor variance is high in 2021 at -18.4%, but will improve rapidly in the coming years, so that it is just 3.3% under the District wide average by 2027. Risks to improved electoral equality are limited by all developments being underway. A photo of the work in progress at the Goods Yard site is included below:

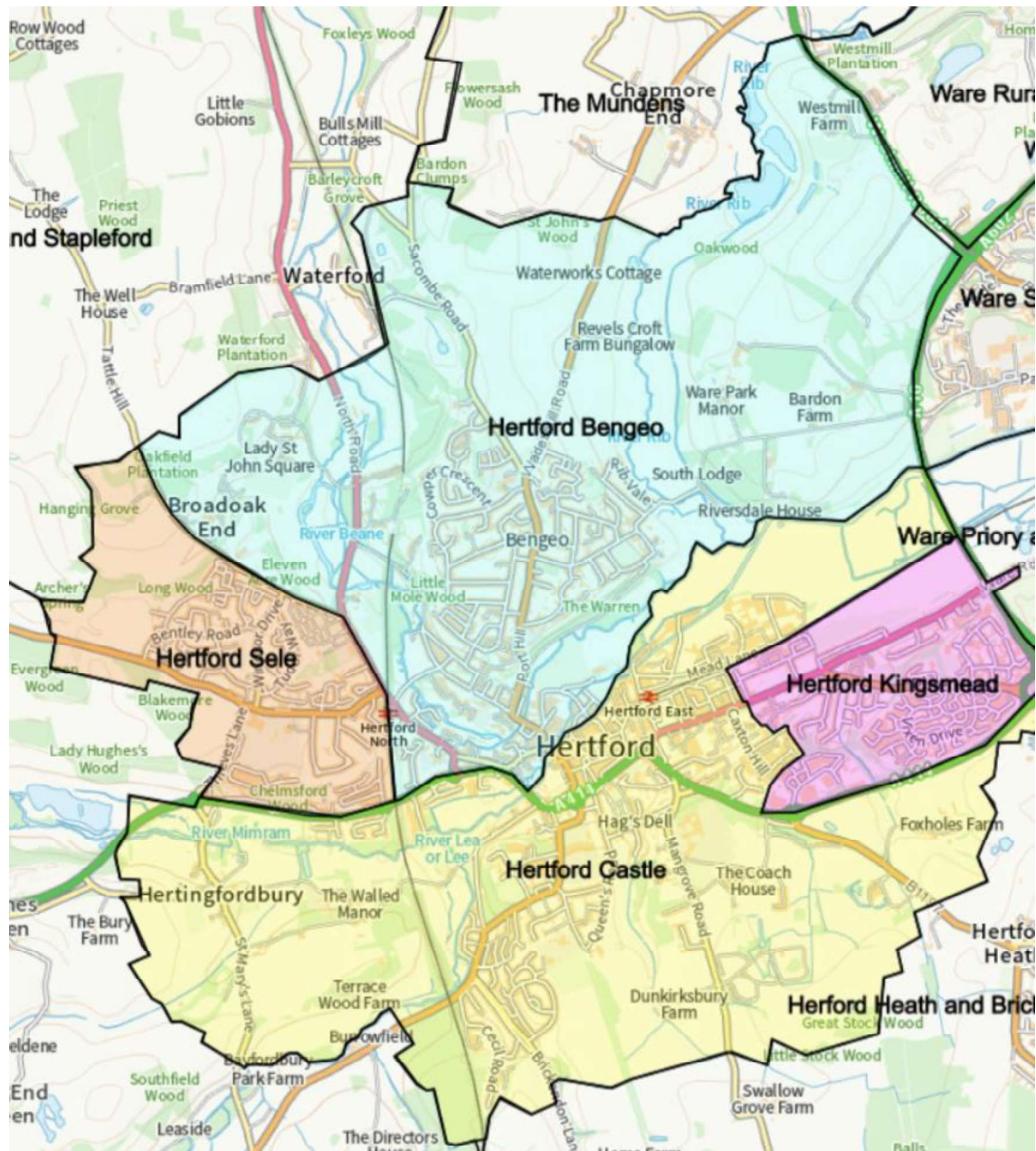


It should also be noted that “windfall” developments are also occurring in the ward.

We have not been able to build an alternative to All Saints Ward which offers better short-term electoral equality while maintaining strong community links and identities.

Bishop's Stortford All Saints Ward				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
BSA1	Roads off South of Dunmow Road	Bishop's Stortford All Saints		
	Norris Close	Bishop's Stortford All Saints	28	28
	Manor Links	Bishop's Stortford All Saints	72	72
	East of Manor Links Development	Bishop's Stortford All Saints	0	119
	Cecil Close	Bishop's Stortford All Saints	18	18
	Mayes Close	Bishop's Stortford All Saints	11	11
	Shortcroft	Bishop's Stortford All Saints	43	43
BSA2	All Except Edens Close	Bishop's Stortford All Saints	869	916
BSA3	All	Bishop's Stortford All Saints	2,158	2,358
BSC1	Area West of Railway Line and East of River	Bishop's Stortford Central		
	Goods Yard Site	Bishop's Stortford Central	0	1,032
	John Dyde Close	Bishop's Stortford Central	238	238
BSC4	Tanners Wharf	Bishop's Stortford Central	161	161
BSM1	Area West of Railway Line and East of River	Bishop's Stortford Meads		
	Dane Street	Bishop's Stortford Meads	20	20
	Bakers Court	Bishop's Stortford Meads	16	16
	Red Lion Court	Bishop's Stortford Meads	55	55
BSM2	Hockerill (evens)	Bishop's Stortford Meads	18	18
<b>Total</b>			<b>3,707</b>	<b>5,105</b>
			-18.44%	-3.32%

## Hertford Review Area – Ward Details



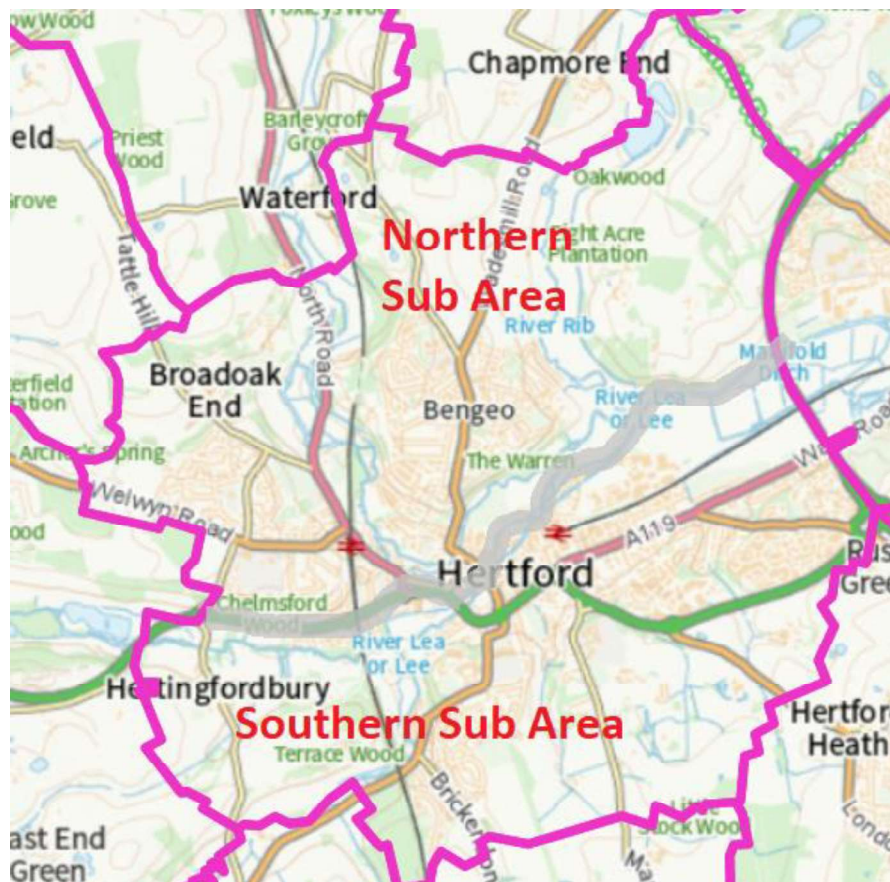
<b>Hertford Review Area</b>	<b>Seats</b>	<b>2021 Voters</b>	<b>% Variance</b>	<b>2027 voters</b>	<b>% Variance</b>
Hertford Bengoe	3	6,773	-0.65%	7,240	-8.6%
Hertford Castle	3	6,898	1.18%	7,959	0.5%
Hertford Kingsmead	2	4,733	4.13%	4,955	-6.2%
Hertford Sele	2	4,030	-11.33%	4,918	-6.9%



## Hertford Sub-Areas

Hertford has a large number of geographic features which offer solid natural boundaries within the town. Hertford lies at the confluence of four rivers - the Lea, Mimram, Beane and Rib. The principal of these rivers is the River Lea which is navigable all the way down the Lea Valley to Bow in London, where it joins the River Thames.<sup>62</sup> The A414 also runs through the town on an East-West axis. Secondary road routes run North-South throughout the town.

We have decided to split the town into Northern and Southern Sub Areas, using the A414 at the West of the town and to the East the River Lea from where it intersects with the A414 in the town centre. We feel this offers a very strong set of natural boundaries which also respect community links.



The electorate breaks down as follows between the two areas:

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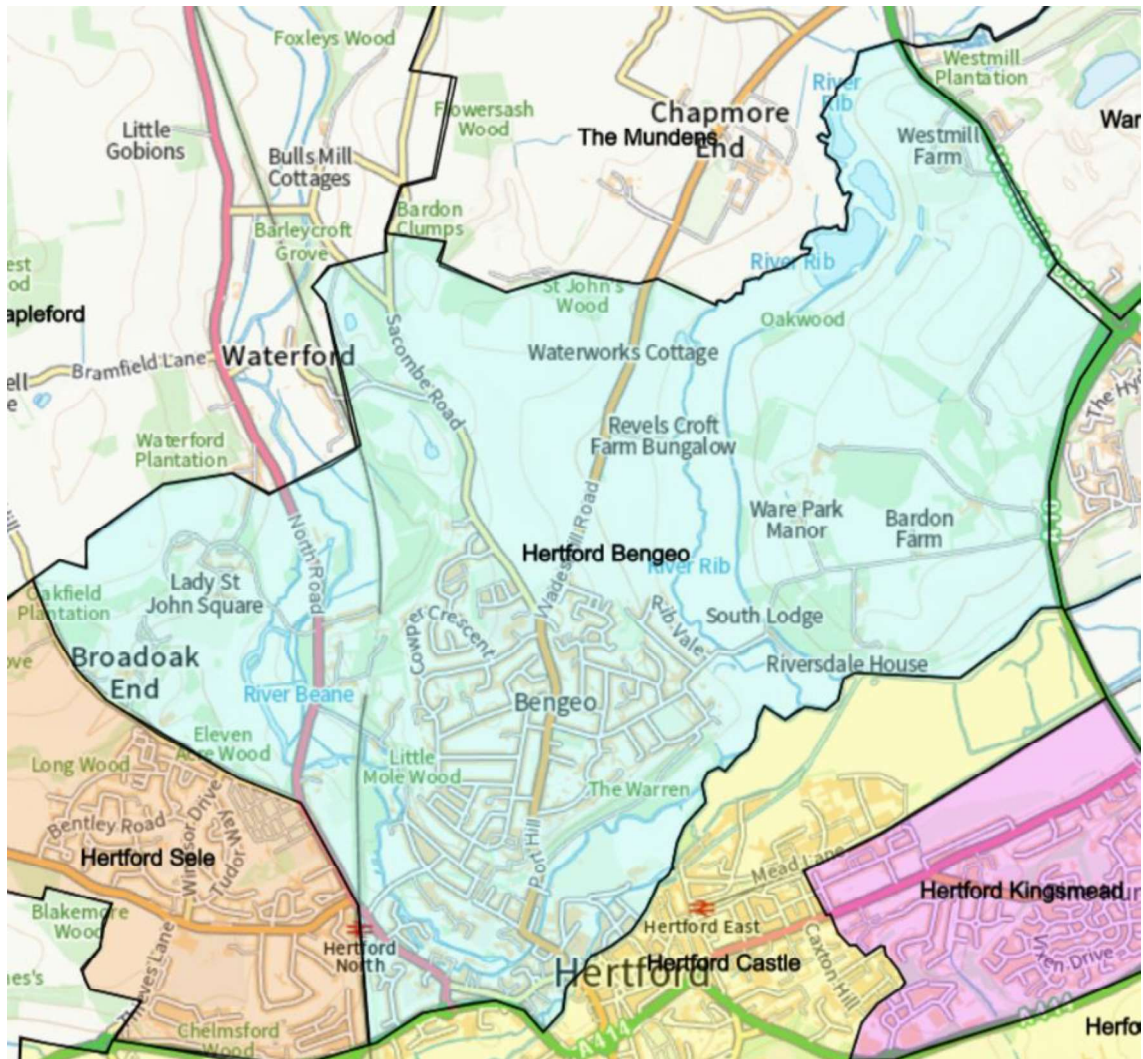
<sup>62</sup> Discover Hertford, *The River Lea*, <https://www.hertford.net/leisure/river.php>



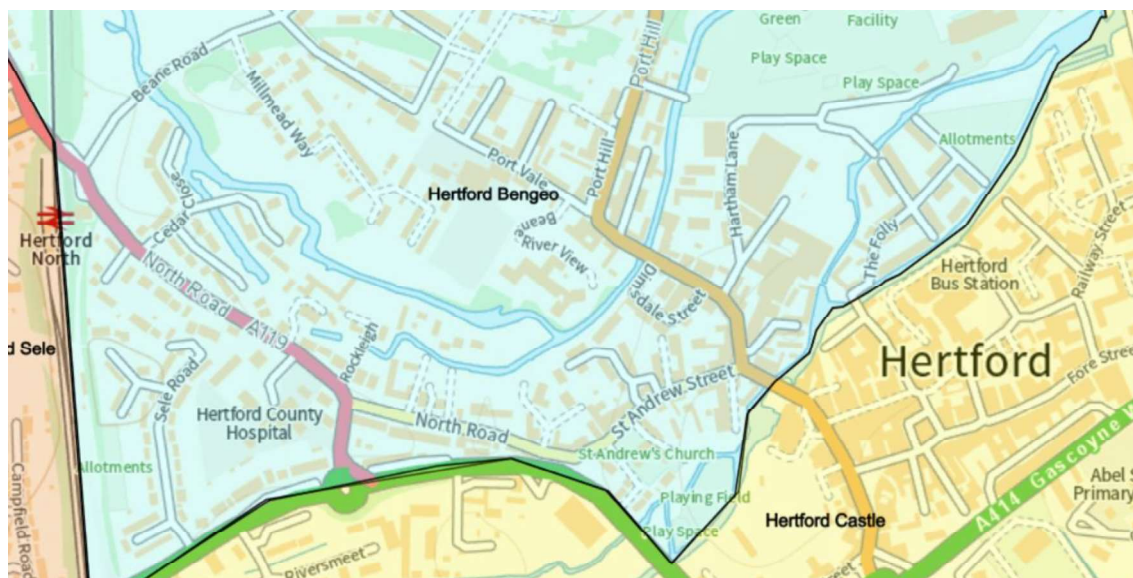
Northern Sub-Area				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
HBE1	All	Hertford Bengoe	2,396	2,552
HBE2	All	Hertford Bengoe	1,754	1,961
HBE3	All	Hertford Bengoe	2,030	2,134
HSE1	All	Hertford Sele	1,316	1,803
HSE2	All	Hertford Sele	690	745
HSE3	All	Hertford Sele	941	1,020
HSE4	All	Hertford Sele	1,311	1,578
HCA6	Area north of A414	Hertford Castle	362	362
<b>Total</b>			<b>10,800</b>	<b>12,155</b>
Cllr Entitlement Pro Rata				4.60
Cllr Allocation				5
Southern Sub-Area				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
HCA1	All	Hertford Castle	1,761	1,918
HCA2	All	Hertford Castle	596	606
HCA3	All	Hertford Castle	1,252	1,348
HCA4	All	Hertford Castle	574	603
HCA5	All	Hertford Castle	2,751	3,487
HCA6	Area South of A414	Hertford Castle	172	205
HKI1	All	Hertford Kingsmead	2,194	2,317
HKI2	All	Hertford Kingsmead	2,334	2,433
<b>Total</b>			<b>11,634</b>	<b>12,917</b>
Cllr Entitlement Pro Rata				4.89
Cllr Allocation				5

## Hertford Bengoe Ward

3 members, 2027 variance -8.6%



A detailed view of the southern boundary of our proposed Hertford Bengoe:



Our proposed Bengeo ward covers the eastern two thirds of our Northern Sub-Area. Like Sele Ward it is a very distinctive area within Hertford. Originally Bengeo was a separate village, but as is noted within the Bengeo Neighbourhood Plan which covers over 90% of the proposed ward “Today’s residents like to call Bengeo a village”. Development of this ‘village’ began in the Victorian era, but has over time spread out to meet up with the older buildings in the town centre north of the River Lea.<sup>63</sup> As such, the area within Bengeo Ward has a coherence which is hard to split up. Internal communications within the ward are supported by the B158 which forms a central axis moving through the town centre north of the River Lea and through Bengeo to the north. To the western side of the ward, the A119 provides a key line of communication.

Bengeo has a lower density housing pattern over much of the proposed ward than neighbouring Sele Ward. It also has far greater areas of open space. Indeed, the proposed ward boundaries take advantage of the clear boundaries created by open green space to the west and the green ribbon along the River Lea to the South.

Included within our proposed Bengeo Ward is the distinct community of Folly Island, which has its own residents association<sup>64</sup> founded in 1976.<sup>65</sup> In the 1998 review, Folly Island was included in the Bengeo ward, and we retain this link. Folly Island is an island in the River Lea, with the wider channel running to the south separating the Island from our proposed Hertford Castle Ward. To the north is the much smaller Navigation channel separating Folly Island from the rest of our proposed Bengeo Ward. While it may seem counter-intuitive to include Folly Island within Bengeo when its only vehicle access is via Castle Ward, we believe there are compelling reasons to maintain Folly Island’s links with Bengeo. First, Folly Island is interlinked with broader Bengeo community organisations, which have grown in recent years as a result of the creation of the *Bengeo Neighbourhood Plan*. Second, although the road link is to the south with our proposed Castle Ward, there are five pedestrian links northwards linking Folly Island to the rest of Bengeo Ward. Third, Folly Island is very much linked to the Bengeo side of the Lea by leisure and retail links. The main supermarket serving Folly Island is Sainsbury’s, which is less than 100 metres from Folly Island on foot via the pedestrian bridges. Hartham Common is also under 100 metres away from Folly Island on the Bengeo side of

<sup>63</sup> East Herts District Council, Bengeo Neighbourhood Area Plan 2019-2033, pg 5, Foreword

<sup>64</sup> Companies House, *The Folly Residents Association Ltd*, <https://find-and-update.company-information.service.gov.uk/company/03489219/officers>

<sup>65</sup> John Barber, *Trees On Folly Island*, <https://www.johnbarber.com/trees-folly-island/>



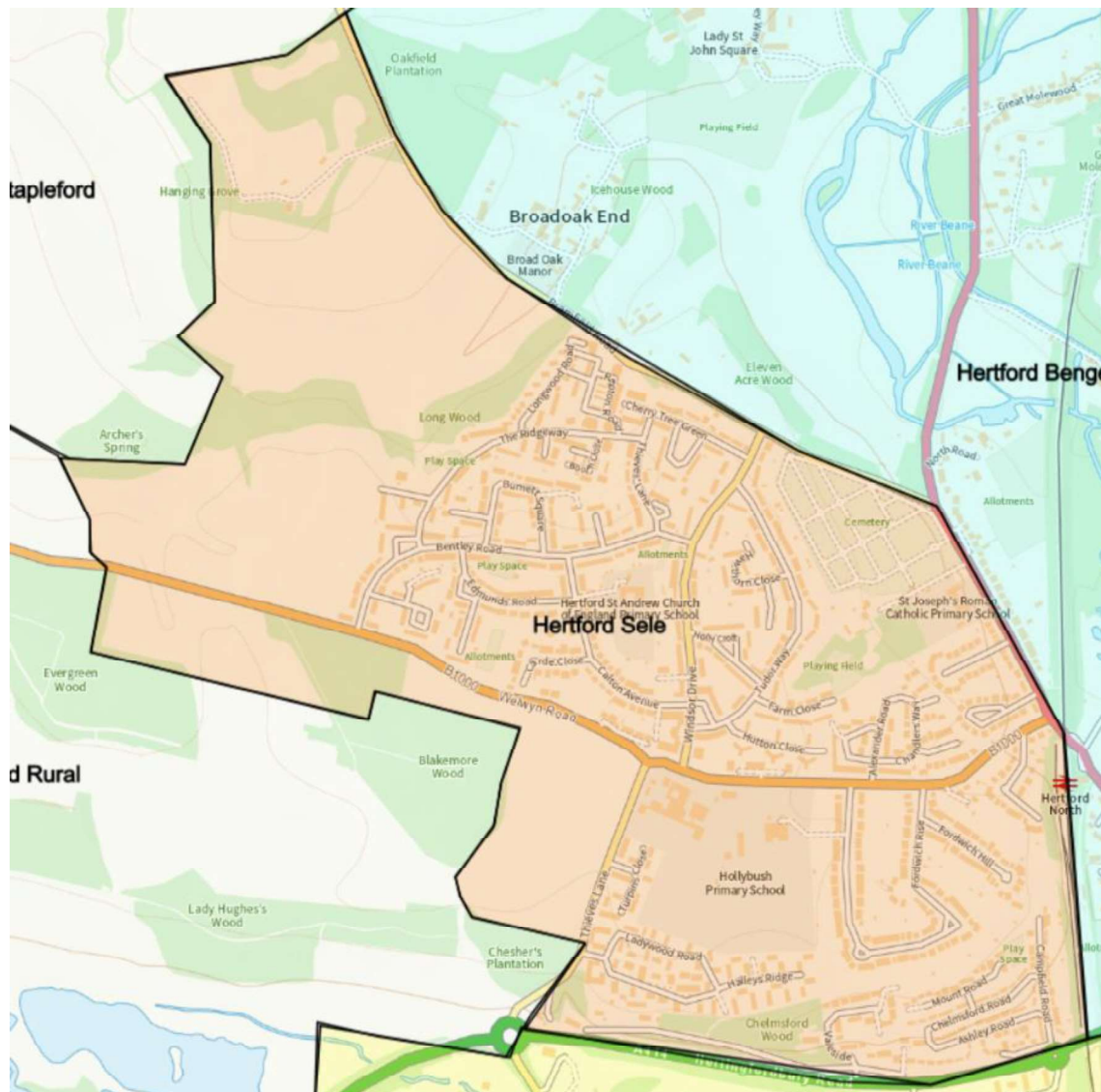
the River. This park includes open space, a children's play area, a tennis club, Herts Canoe Club and Hartham Leisure Centre. Fifth, the east of Folly Island comprises popular local allotments, which form part of a chain of open green space which runs from the north east of Hertford parish, along the Rivers Rib and Lea, through The Warren into Hartham Common and then onto Folly Island. Sixth, the inclusion of Folly Island in Bengoe Ward allows for greater electoral equality than including it in Castle would permit. The alternative would be to expand our proposed Bengoe ward across the strong natural boundaries of the A414, the A119 or the River Lea – all of which are being used in our proposed ward boundaries.

<b>Hertford Bengoe Ward</b>				
<b>Polling district</b>	<b>Description of area</b>	<b>Existing Ward</b>	<b>Electorate 2021</b>	<b>Electorate 2027</b>
HBE1	All	Bengoe	2,396	2,552
HBE2	All	Bengoe	1,754	1,961
HBE3	All	Bengoe	2,030	2,134
HSE2	Area east of Bramfield Road	Sele		
	Bramfield Road	Sele	5	5
	Broad Oak Lane	Sele	32	32
	Broad Oak End	Sele	22	22
	Devey Way, Goldings	Sele	26	26
	Goldens Way, Goldings	Sele	21	21
	North Green, Goldings	Sele	8	8
	North Road (evens)	Sele	92	92
	The Walled Garden, Goldings	Sele	22	22
HCA6	Area north of A414	Castle		
	Hertingfordbury Road	Castle	68	68
	North Road	Castle	140	140
	North Road Gardens	Castle	13	13
	Royston Close	Castle	14	14
	Sele Road	Castle	130	130
<b>Total</b>			<b>6,773</b>	<b>7,240</b>
Electoral Variance			-0.65%	-8.59%



## Hertford Sele Ward

2 members, 2027 variance -6.9%



Sele Ward is located within our Northern Sub-Area, occupying the western third of this sub-division. It is bounded at the south by the A414, at the east by the Hertford Loop railway line until it intersects the A119 and then the A119 itself. To the north and north east, it is bounded by Bramfield Road. To the west is the Hertford Parish boundary. All of these transport links form strong boundaries offering only limited permeability which enclose a tightly packed urban area, centred on the Sele Farm Estate. North and East of the area bounded by the A119 and Bramfield Road, the character of the landscape changes away from a modern housing estate to more open green space provided by allotments, Eleven Acre Wood, playing fields and eventually the River Beane. The housing in Broad Oak End and off Goldings Lane are closer in type to that found in our proposed Bengoe Ward which has a high degree of semi-rural and village-type housing than Sele ward's ex-council housing.

Indeed, the unique nature of Sele is noted in the Sele Neighbourhood Plan "The Sele ward has a unique character because, unlike large parts of Hertford, it is an area of relatively new developments

of around 70 years or less.”<sup>66</sup> This post-WW2 construction has led Sele to have a very different nature from the rest of Hertford: “Taken as a whole, (but there are geographical areas of the ward which are quite different), Sele has 22% of its children affected by income deprivation, and 15% of older people similarly affected. These figures are the highest in the affluent town of Hertford and, together, are virtually unique within the 200 square miles of East Herts District.”<sup>67</sup> Indeed, the Neighbourhood Plan Foreword further notes: “Sele ward, largely settled as a community, is close to the busy Hertford North Railway Station, and focuses within the ward are its four schools and its very busy shopping area.” Indeed, this shopping centre, Fleming Crescent, forms a significant community focus for Hertford as a shopping area outside of the Town.

Our proposed Sele Ward includes the major schools attended by the children of local electors. There are three primaries and one secondary school, Sele School.<sup>68</sup>

Lines of communication within the proposed ward are provided by the A414, B1000 Ware Road and Bramfield Road, along with Windsor Drive. Public transport is provided by the 395 bus.<sup>69</sup>

A higher degree of electoral equality could be achieved in our proposed Sele Ward by including The Ridings and Willowmead from south of the A414 within Sele. However, as we have previously noted, the A414 forms a very hard boundary which offers only very limited scope for pedestrians to cross. As such, we are prioritising community cohesion in this instance.

Hertford Sele Ward					
Polling district	Description of area	Existing Ward	Electorate 2021	Electorate 2027	
HSE1	All	Sele	1,316	1,803	
HSE2	Area west of Bramfield Road	Sele	462	517	
HSE3	All	Sele	941	1,020	
HSE4	All	Sele	1,311	1,578	
<b>Total</b>			4,030	4,918	
Electoral Variance			-11.33%	-6.86%	

<sup>66</sup> Hertford Town Council, *Sele Neighbourhood Area Plan 2018-2033*, pg 9 §2.1

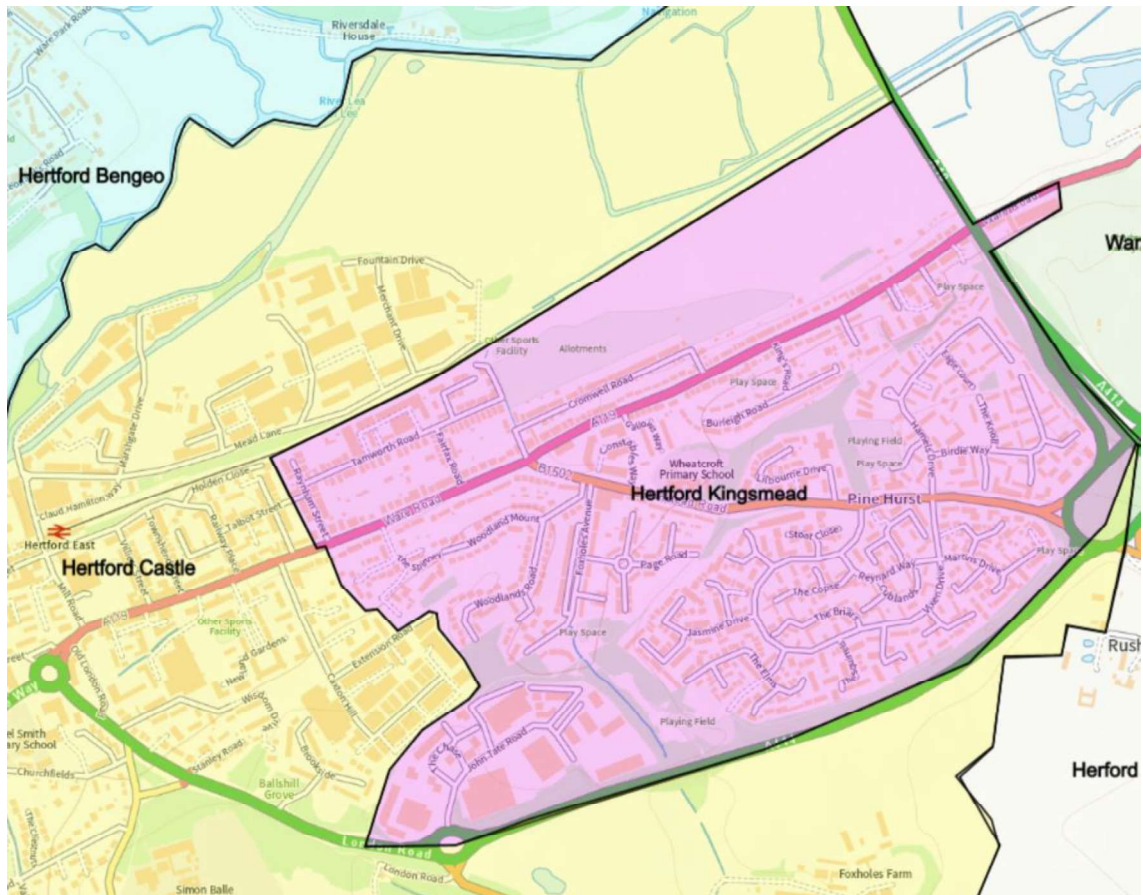
<https://www.hertford.gov.uk/uploads/cms/document/133/paper-j-appendix-2-sele-final-document.pdf>

<sup>67</sup> *Sele Neighbourhood Area Plan*, Pg 3 Foreword

<sup>68</sup> *Sele Neighbourhood Area Plan 2018-2033*, pg 31 §4.38

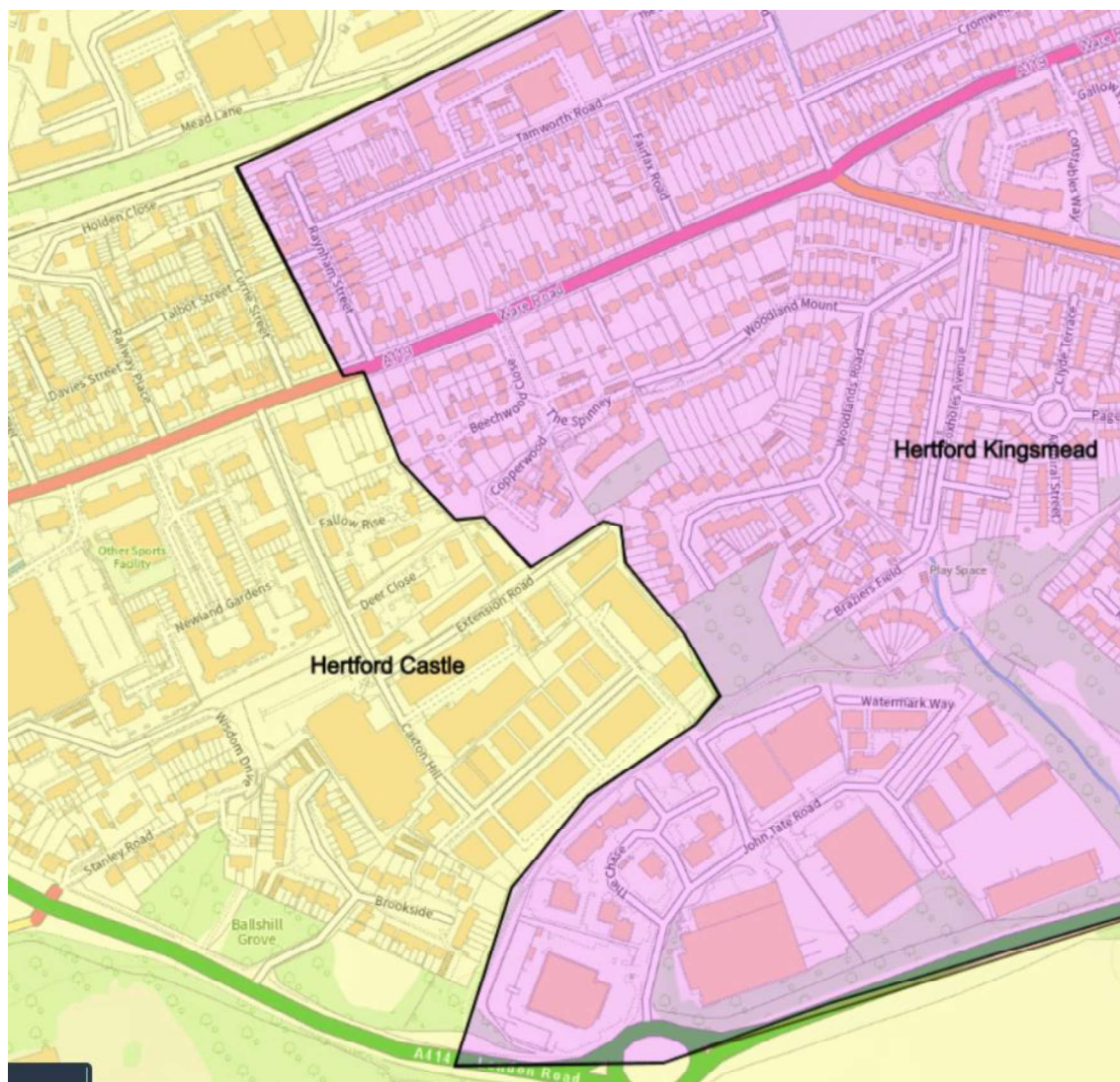
<sup>69</sup> Intalink, *395 Bus Timetable*, <https://www.intalink.org.uk/services/67ff8197-5ced-4fe0-a814-a48fcab8c53e>

Hertford Kingsmead Ward  
2 members; 2027 variance: -6.2%



A detailed view of our proposed western boundary:





The proposed Hertford Kingsmead Ward is named after the “the ‘King’s Mead’, which are the largest, grazed flood meadows in the south east and home to numerous protected species.”<sup>70</sup> As the Kingsmead pre-submission Neighbourhood Plan further notes “The Ward has expanded over the years from the Victorian and Edwardian housing on the roads at the bottom of Gallows Hill, to the 1930s housing on Woodlands Road and surrounds to the 1970s housing built by the Greater London Council on Pinehurst and most recently the 1990s housing on Foxholes.”<sup>71</sup> Thus Hertford Kingsmead forms a highly compact urban ward.

There are notable community organisations in the area. There is a Kingsmead Residents Association covering the ward<sup>72</sup> and an active community-led Kingsmead Neighbourhood Plan group covering the current Kingsmead Ward.<sup>73</sup> The differences between the current ward and our proposed wards are limited. We have excluded the area north of the Hertford East branch of the West Anglia main

<sup>70</sup> Kingsmead Neighbourhood Plan, *Regulation 14 Pre-Submission Neighbourhood Plan* pg1, <https://www.knp Hertford.org/forum/knp-news-and-updates/regulation-14-pre-submission-neighbourhood-plan>

<sup>71</sup> [Kingsmead] *Regulation 14 Pre-Submission Neighbourhood Plan* pg6 §2.3

<sup>72</sup> Kingsmead Residents Association, *KRA Hertford*, <https://www.krahertford.org/>

<sup>73</sup> Kingsmead Neighbourhood Plan, *Kingsmead Neighbourhood Plan Hertford*, <https://www.knp Hertford.org/>



railway line, which are part of the current Kingsmead Ward. This removes the very lightly populated Mead Lane, Marshgate Drive and Dicker Mill areas from Kingsmead which have no road links to the rest of Kingsmead Ward. Some neighbouring parts of Castle Ward in the Ware Road area have been transferred to Kingsmead as detailed below. These areas have very strong road and community links with the Tamworth Road/Cromwell Road area.

The boundaries of our proposed Kingsmead Ward are very strong on all four sides. To the south and east, we have used the parish boundary which is also the A414. To the north we have used the Hertford East branch of the Greater Anglia main railway line, which is impassable to road traffic in this area. The western boundary with Castle Ward at the south uses the divide between the Foxholes Business Park (the area off John Tate Road) and Hertford Industrial Estate (Caxton Hill and Extension Road). We have moved Beechwood Close, The Spinney and Copperwood from Castle Ward to Kingsmead Ward to create a stronger boundary. We have also moved the boundary to include Raynham Street into Kingsmead. This does divide the community north of Ware Road to some extent but produces the most logical and cleanest boundaries possible while maintaining electoral equality.

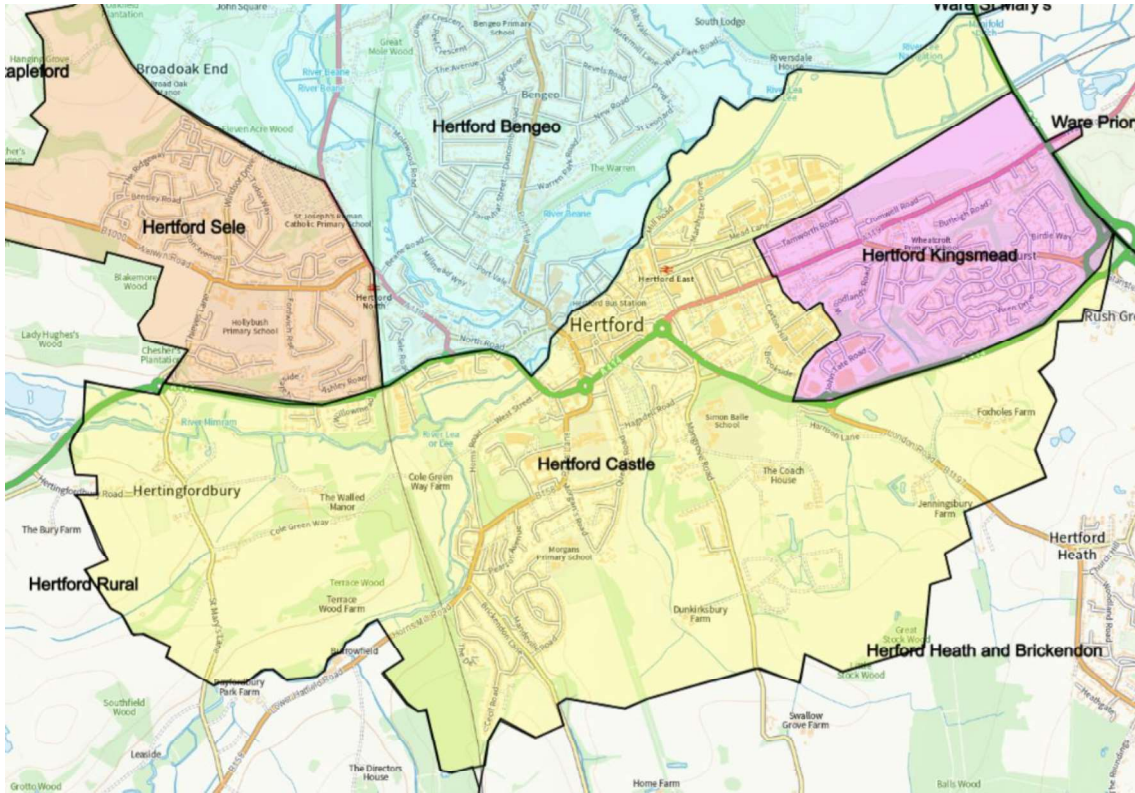
The proposed Kingsmead Ward has very strong internal transport links. The A119 Ware Road, A414 London Road and B1502 Stanstead Road provide access to the entire ward. There are strong and frequent local bus services including the 333, 395 (Sundays only) and H1 routes.<sup>74</sup>

Hertford Kingsmead Ward				
Polling district	Description of area	Existing Ward	Electorate 2021	Electorate 2027
HKI1		Kingsmead	2,194	2,317
HKI2	Area South of Railway Line (North of Railway moved into HCA)	Kingsmead	2,312	2,411
HCA5	Area around Raynham/Ware Road	Castle		
	Raynham Street	Castle	66	66
	Ware Road nos 80 to 104	Castle	35	35
	Ware Road no 65A to 75	Castle	7	7
	Beechwood Close	Castle	39	39
	Copperwood	Castle	36	36
	The Spinney	Castle	44	44
<b>Total</b>			<b>4,733</b>	<b>4,955</b>
Electoral Variance			4.13%	-6.16%

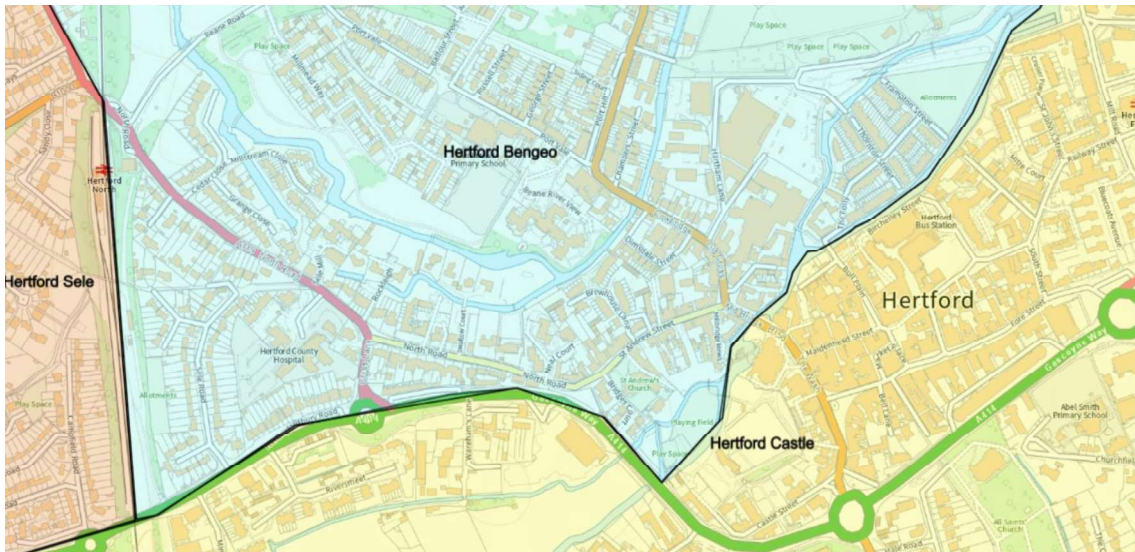
<sup>74</sup> Intalink, Hertford Area map, [https://images.intalink.org.uk/2021-06/Hertford\\_PRINT.pdf](https://images.intalink.org.uk/2021-06/Hertford_PRINT.pdf)

## Hertford Castle Ward

3 members; 2027 variance: 0.5%

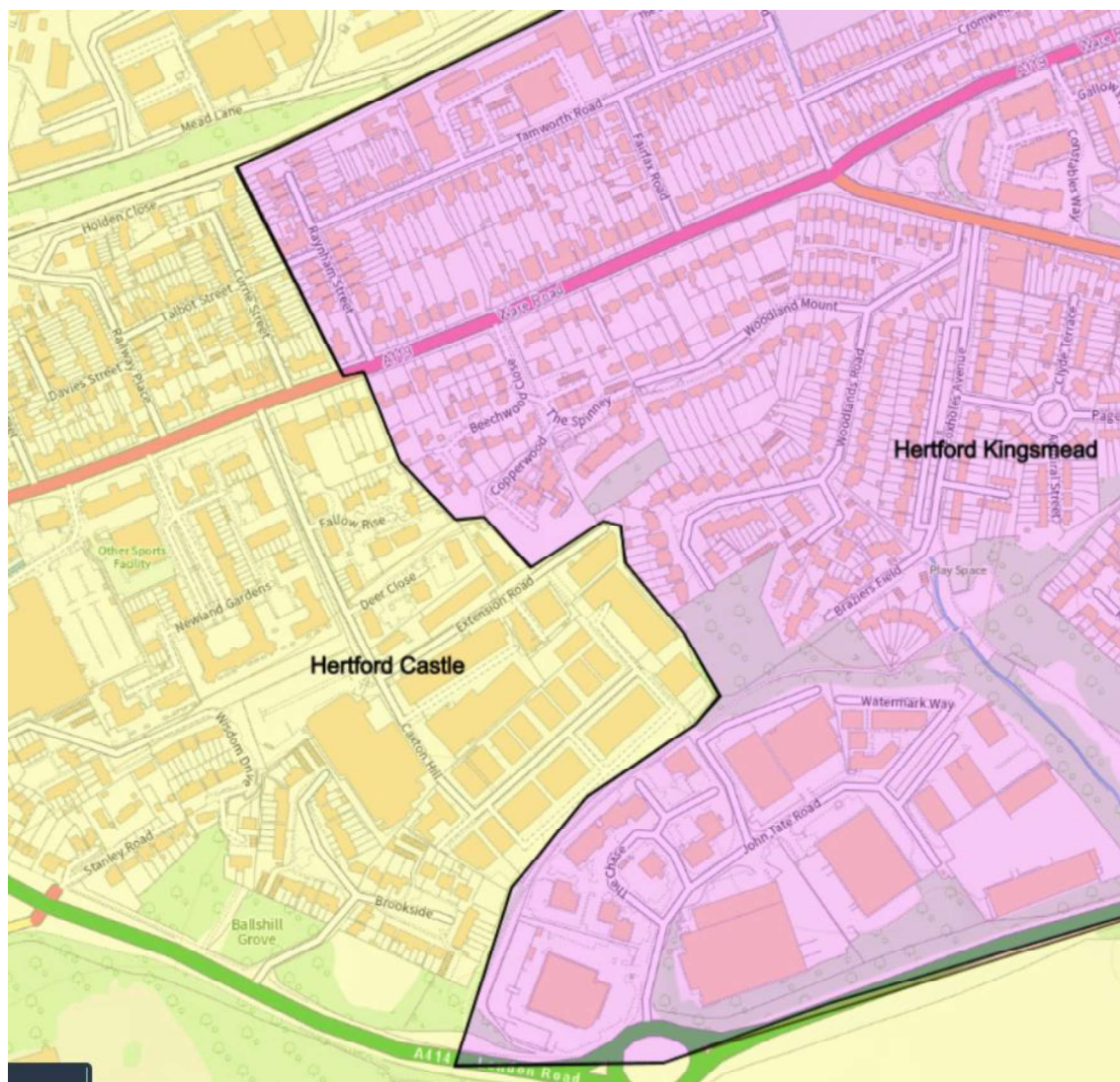


A detailed view of our proposed northern boundary:



A detailed view of our eastern boundary with Kingsmead Ward:





Our proposed Hertford Castle Ward is the southernmost ward within Hertford parish. It is little changed from the existing Castle Ward, losing only a small number of electors around Ware Road to Hertford Kingsmead and the area north of the A414 to Hertford Bengoe. We believe that these changes offer very strong boundaries for our proposed Castle Ward.

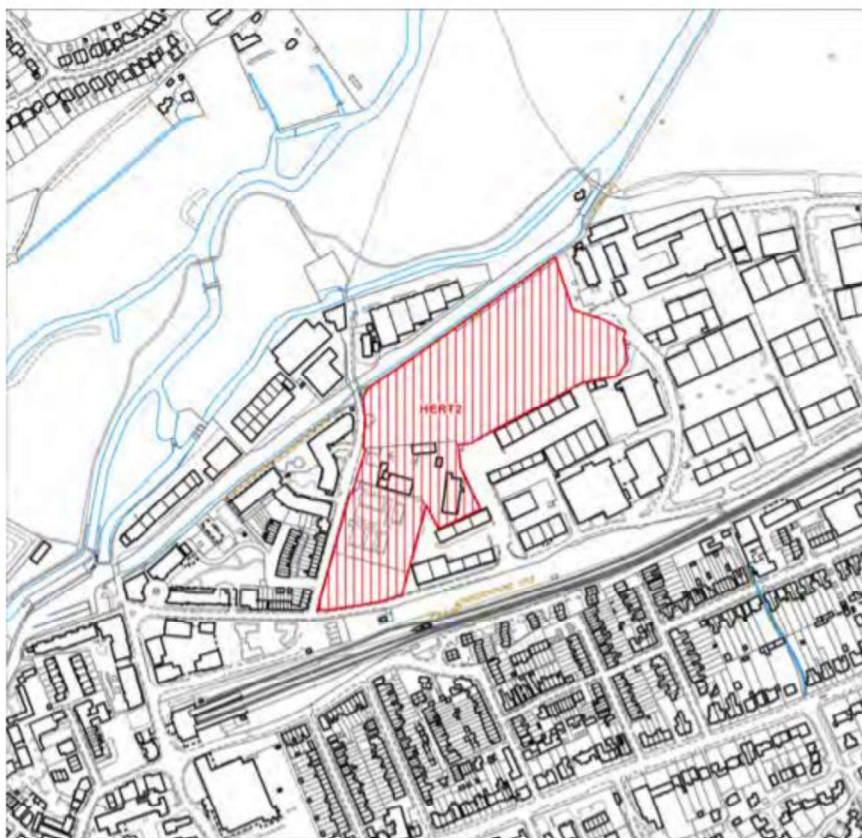
The ward is based on the town centre, which includes Hertford Castle, from which our proposed ward takes its name. The whole of the town centre south of the River Lea is included within this ward. The River Lea, as described above, to the east of the town centre is the most logical dividing line between the north and south of Hertford. East of the town centre, the Mead Lane area is scheduled to be redeveloped into a mixed use development of employment and residential space (HERT2 in the district plan).<sup>75</sup> This will result in the focus of the town centre spreading east somewhat. The below map shows the location of HERT2:<sup>76</sup>

<sup>75</sup> *East Herts District Plan*, pg 26 §3.2.9

<sup>76</sup> *East Herts District Plan*, pg 92 Figure 7.2

**Figure 7.2 Site Location: The Mead Lane Area**

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All of the areas south of the town centre very much look northwards to Hertford town centre for commercial and leisure opportunities as well as employment. The whole ward looks towards the town centre for its banking provision, for instance at banks such as HSBC and Lloyds. The links into the town centre are very strong via the B158 Pegs Lane/Horns Mill Road, Mangrove Road and St Mary's Lane. Local bus routes also provide strong links to the area – the H3/H4 bus routes link Pegs Lane (B158) to the Town Centre and Ware Road.<sup>77</sup>

Links across the ward are also very strong. For instance, much of the area of the proposed Castle Ward is also part of the Church of England ecclesiastical All Saints Church Parish.<sup>78</sup> There are three primary schools across the ward, and two secondary schools (Simon Balle and Richard Hale schools) which the vast majority of the children of the proposed Castle ward attend.

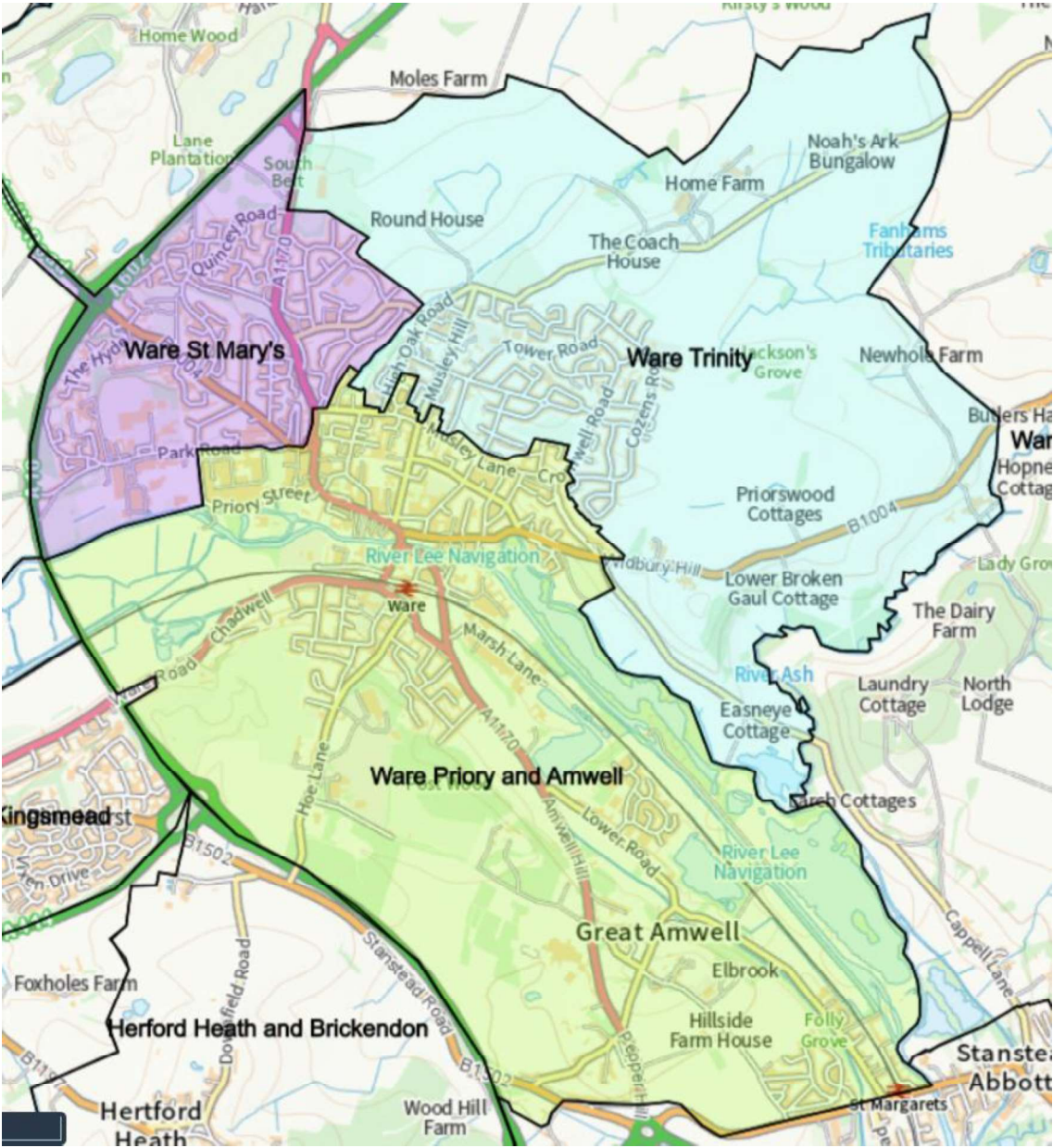
<sup>77</sup> Intalink, Hertford Area map, [https://images.intalink.org.uk/2021-06/Hertford\\_PRINT.pdf](https://images.intalink.org.uk/2021-06/Hertford_PRINT.pdf)

<sup>78</sup> Church of England, *A Church Near You*, <https://www.achurchnearyou.com/search/?lat=51.7950374&lon=-0.0759126&place=All+Saints%27+Church%2C+Hertford%2C+Queen%27s+Rd%2C+Hertford+SG13+8AY%2C+UK&text=>



Hertford Castle Ward				
Polling district	Description of area	Existing Ward	Electorate 2021	Electorate 2027
HCA1	All	Castle	1,761	1,918
HCA2	All	Castle	596	606
HCA3	All	Castle	1,252	1,348
HCA4	All	Castle	574	603
HCA5	Area minus sections moved to Kingsmead	Castle	2,524	3,260
HCA6	Area south of A414 (north of A414 moved into Bengoe)	Castle	169	202
HKI2	Area north of railway Line	Kingsmead		
	Dicker Mill	Kingsmead	11	11
	Marshgate Drive	Kingsmead	2	2
	Mead Lane	Kingsmead	4	4
	The Meads	Kingsmead	4	4
	Narrowboat <i>Busker</i>	Kingsmead	1	1
<b>Total</b>			<b>6,898</b>	<b>7,959</b>
Electoral Variance			1.18%	0.49%

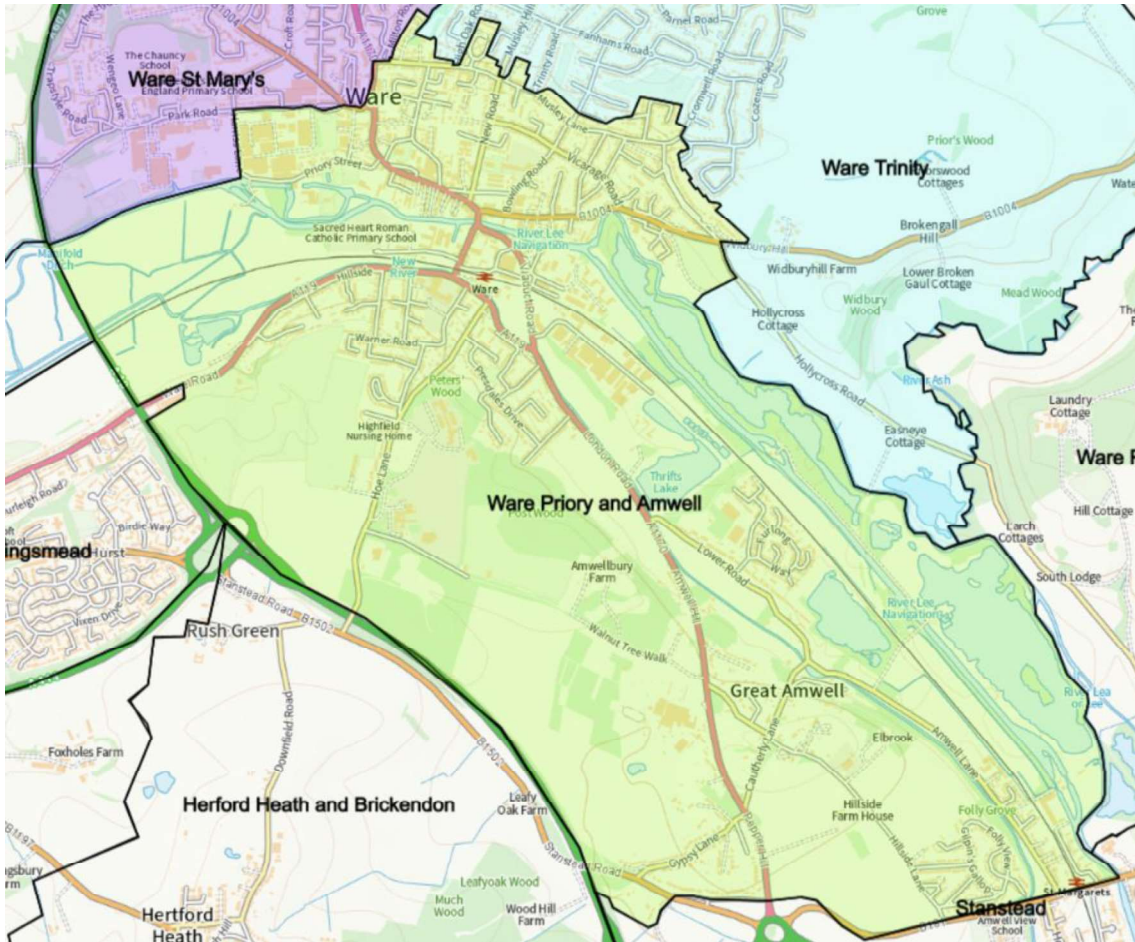
Ware Review Area – Ward Details



Ware Review Area	Seats	2021 Voters	% Variance	2027 voters	% Variance
Ware Priory and Amwell	3	7,439	9.11%	8,077	2.0%
Ware St Mary's	2	4,917	8.18%	5,215	-1.2%
Ware Trinity	2	4,560	0.33%	5,442	3.1%

## Ware Priory and Amwell Ward

3 councillor; 2027 variance: 2.0%

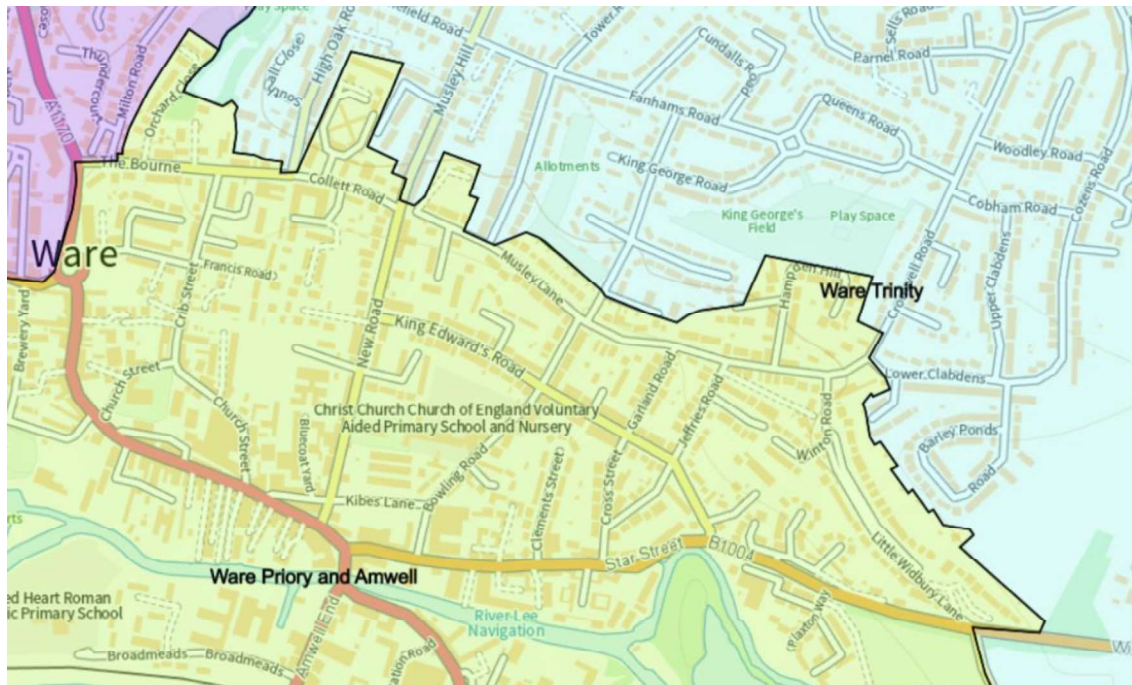


A detailed view of the boundary between Ware St Mary's and Ware Priory and Amwell:









The proposed Ware Priory and Amwell Ward consists of the entirety of Ware town centre (which is currently divided between 3 wards), the largely pre-twentieth century housing spanning eastwards along the B1004 from Ware town centre to the Widbury area, the residential neighbourhood of South Ware (i.e. south of the A119) that was historically located in Great Amwell Parish, and Great Amwell Parish. The A1170 provides a strong north-south transport link through the ward, and the B1004 the secondary east-west road link. The ward is also linked by the River Lea, which once “underpinned the town’s economic function, but is now more widely used as a leisure resource.”<sup>79</sup> Walking and cycling routes now run along the river linking the town centre with Great Amwell Ward.

The boundaries of the ward are strong. They use the A10 to the West, which also represents the boundary between Ware and Great Amwell Parishes on the one hand and Hertford Parish on the other. To the south, we use the Great Amwell Parish Boundary with Stanstead St Margarets which broadly runs along the B181. To the east, for the most part we are using the Great Amwell Parish boundary which runs along the River Lea (and the lakes adjacent to it, such as Tumbling Bay and Great Hardmead Lake). To the north, we are using the east-west axis provided by The Bourne, Collett Road and Musley Lane. In order to maintain the community of interest in this area – given that this road is a unifying force rather than a dividing line – we are including the houses off both sides of these streets and the houses to the north which are solely accessed from it. This northern boundary marks a shift away from the pre-nineteenth century properties of the town centre towards the twentieth century properties north of our proposed ward boundary. It is virtually identical to the current boundary between Christchurch and Trinity Wards.

The proposed ward name has been selected using the Grade I-listed Ware Priory (one of Ware’s most prominent heritage features, as recognised in the most recent Ware Conservation Area appraisal report) to represent the largely town centre and pre-twentieth century portion north of the River Lea, and Amwell to represent the area south of the River Lea that is either currently or formerly was located in Great Amwell Parish. Scott’s Grotto, the current Ware Chadwell ward’s

<sup>79</sup> *East Herts District Plan*, pg 122, §9.1.2

Grade I-listed heritage feature was constructed in the garden of Amwell House. The entirety of the Great Amwell Conservation Area and almost the entirety of the Ware Conservation area are both included in the proposed Ware Priory and Amwell ward. The full extent of the Ware town centre shopping area, including both the High Street north of the river and Amwell End south of the river, is also included in the ward.

As we outlined in the *Ware Review Area Overview*, we believe that pairing Great Amwell Parish with the town centre of Ware best protects the local community links in the area. Great Amwell looks towards Ware for doctors, dentists, pharmacies, retail and secondary schooling (especially Chauncy and Presdales Schools). None of these exist within Great Amwell. There is also a very strong overlap in community organisations between Ware and Great Amwell. Great Amwell Scout Group is also based at a site in Ware civil parish<sup>80</sup>, whilst Amwell Rotary Club meets at Hertford Rugby Club (located in the current Ware Chadwell ward).<sup>81</sup> Amwell Rotary Club organises the annual Ware fireworks display in conjunction with the other 2 Ware area Rotary clubs (Ware Rotary Club and Hertford Shires Rotary Club).<sup>82</sup> In part this reflects the fact that the south of Ware parish was historically part of Great Amwell parish.

Ware Town Centre is also linked to Great Amwell by the 310 bus route, which runs every 15 minutes.<sup>83</sup>

Polling district	Parish	Ware Priory and Amwell Ward			
		Description of area	Existing ward	Electorate 2021	Electorate 2027
GAM1	Great Amwell	All	Great Amwell	1771	1904
WCC1	Ware	All except Gladstone Road	Ware Christchurch	1284	1345
WCC2	Ware	Little Widbury and area to the west	Ware Christchurch	1751	2060
WCW1	Ware	All	Ware Chadwell	2,516	2,646
WSM2	Ware	Orchard Close	Ware St Mary's	22	22
WSM3	Ware	Buryfield Maltings	Ware St Mary's	46	48
		Buryfield Terrace	Ware St Mary's	6	7
		Priory Street	Ware St Mary's	42	44
WTR2	Ware	Collett Road	Ware Trinity	1	1
<b>Total</b>				<b>7,439</b>	<b>8,077</b>
Electoral Variance				9.11%	1.98%

<sup>80</sup> Great Amwell Scout Group, *Map*, <https://greatamwellscouts.org.uk/contact-us/map/>

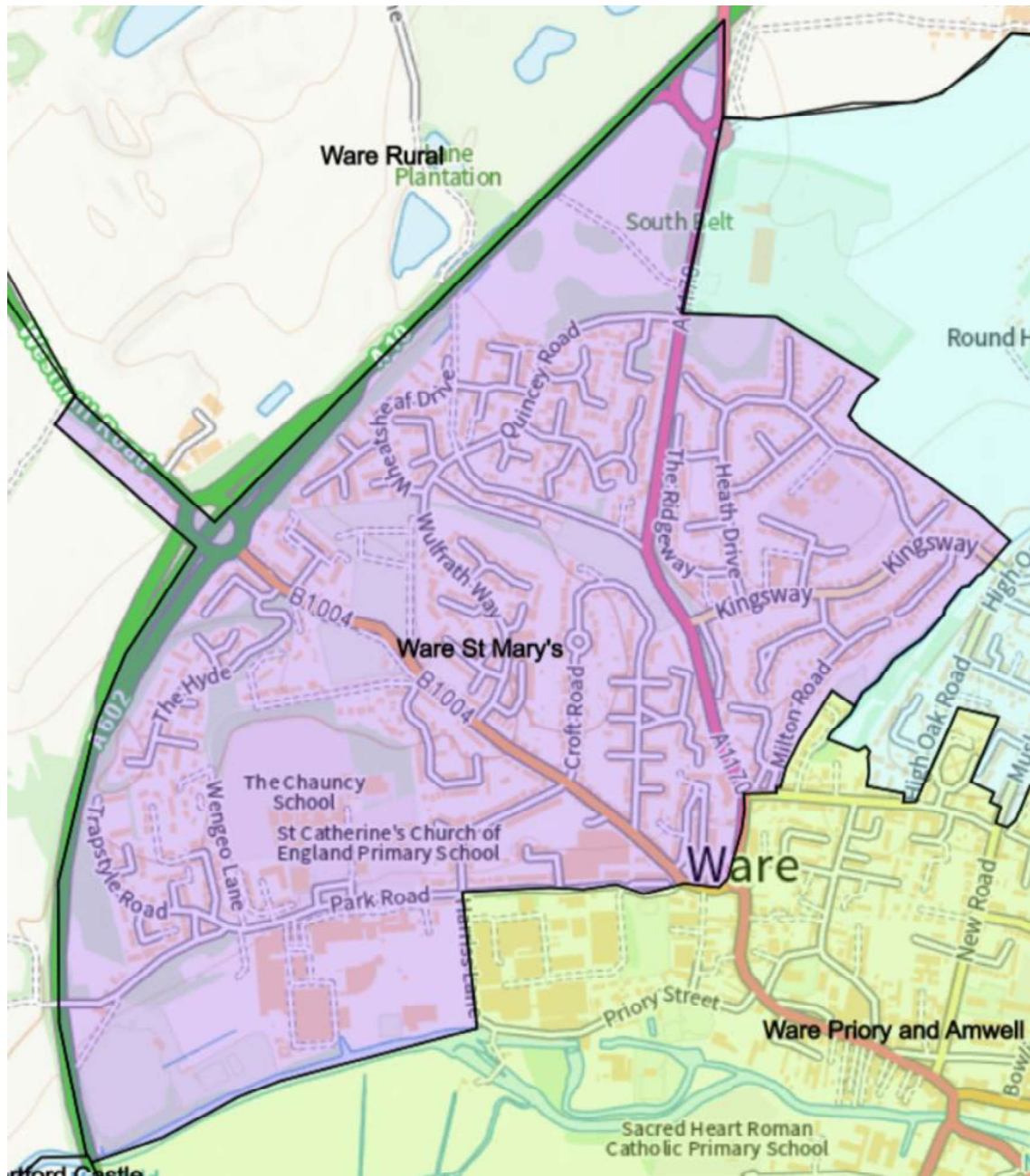
<sup>81</sup> Amwell Rotary Club, *Homepage*, <https://www.amwellrotary.org.uk/>

<sup>82</sup> Rotary International, *Ware Fireworks Display*, <https://warefireworks.org.uk/>

<sup>83</sup> Intalink, *310 Bus Timetable*, <https://www.intalink.org.uk/services/f10c605e-2b81-4759-b515-ce7c2869e67e>

## Ware St Mary's Ward

1 councillor; 2027 variance: -1.2%



*For a detailed view of the boundary between Ware St Mary's and Ware Priory and Amwell please see the Ware Priory and Amwell section.*

The proposed St Mary's Ward contains the Old Vicarage and Kingshill estates and the Trapstyles Road and The Hyde areas, which are all very similar in both housing mix and date, having been constructed in the 1970s and 1980s. It also includes older housing, ranging from Victorian to 1930s and 1950s in the roads leading off Watton Road and Park Road. The area has a unified character of residential areas west and north west of Ware town centre.



There are strong links between the estates. St Mary's Primary School and the adjacent Kingshill shopping area serve both the Kingsway/Heath Drive area and Old Vicarage estate (the housing off Wulfrath Way and Quincy Road). The Watton Road and Old Vicarage estates share the substantial green open space and play area at Lower Bourne. Primary school pupils from the Watton Road area and the Trapstyles estate generally attend St Catherine's Primary School in Park Road. The entire ward is served for secondary education by Chauncy School. Road access to the whole area is from the A10 via the two junctions with the B1004 and A1170. The name Ware St Mary's has been used since the ward was created in the 1973 local government reorganisation, and reflects the fact that the entire ward lies in Ware St Mary's ecclesiastical parish.

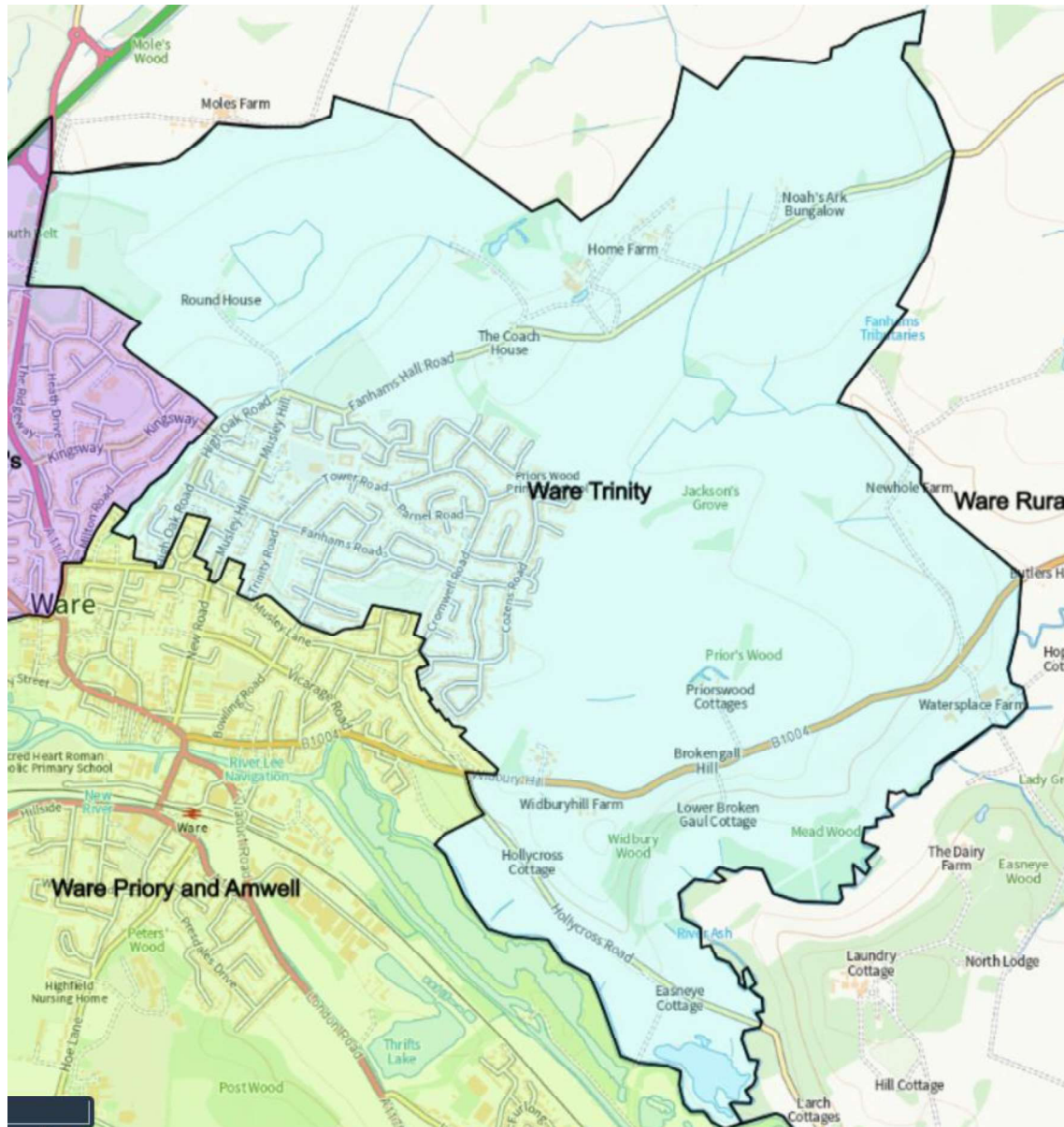
The boundaries of the ward are strong throughout. To the West, the A10 is used, which is also the Ware town boundary. The only exception is a small section of housing on the A602 just beyond the A10 roundabout, which is within the Ware town boundary and naturally and historically looks to Ware, predating the A10. The current Ware town boundary is again used as the northern boundary. The eastern boundary in the next section is largely the Upper Bourne stream, which provides a natural boundary between the Kingshill estate and High Oak Road, except that the few houses in Kingsway east of the stream to keep the road naturally unified. However, Orchard Close is excluded as it has no road link to the Kingshill area and naturally falls in the Ware Priory and Amwell Ward. All of Milton Road is included in the ward until it ends on meeting The Bourne. The boundary continues westwards along The Bourne and then south along the A1170 Wadesmill Road to the Baldock Street roundabout, then a short stretch of the B1004 Watton Road. It then continues westwards along Park Road and southwards down Priory Street to the River Lea at Ware Lock. To the south and east of this boundary are Buryfield Park and the GSK industrial site, which give a strong boundary with substantial separation from other residential housing. Finally, the southern boundary is provided by the River Lea until the A10 is reached.

Polling district	Parish	Ware St Mary's		Electorate 2021	Electorate
		Description of area	Existing ward		
WCC1	Ware	Gladstone Road	Ware Christchurch	6	6
WSM1	Ware	All	Ware St Mary's	999	1078
WSM2	Ware	All except Orchard Close	Ware St Mary's	1,569	1,672
WSM3	Ware	All except area transferred to Ware Priory	Ware St Mary's	1,458	1,496
WTR1	Ware	All	Ware Trinity	885	963
<b>Total</b>				<b>4,917</b>	<b>5,215</b>
Electoral Variance				8.18%	-1.23%



## Ware Trinity Ward

2 member; 2027 variance: 3.1%



Ware Trinity Ward includes the residential areas north and north east of Ware town centre. The housing reflects the gradual spreading of the town, starting with the High Oak Road and Musley Hill area of Ware, which consists of a mixture of late nineteenth century and twentieth century housing. The former Trinity Farm and Trinity School site, now occupied by the Lady Margaret Gardens development and Coltsfoot Road, gives its name to the ward, as it does to the current Ware Trinity ward. South of this area, a series of twentieth century residential roads, including Fanhams Road, King George Road, Tower Road, Trinity Road, Cromwell Road and Cozens Road which provide links through the area. These roads form a shared neighbourhood of relatively homogenous character that shares key community focal points, such as the King George's Fields recreation and play area which serves as a green space for the whole area. Primary schooling is provided by Priors

Wood Primary School and Larkspur Primary Academy, while the shops on Cromwell Road provide a local retail centre.

A significant influence on Ware will be the North and East Ware housing development, proposed in the 2018 *East Herts District Plan*. Although this lies in Wareside parish, it is intended as an urban extension of Ware, and the *District Plan* recognises this by allocating it the code WARE2 and including it in the section on Ware town, rather than the villages. The development area has been removed from the Green Belt and will be clearly different in character from the rural nature of the rest of Wareside Parish. Therefore, this area is included within the proposed Ware district council wards. The projection is 1000-1500 houses, but by 2027 only a small proportion will have been built, with 660 extra electors, and it is not yet clear where exactly the houses will be located. Therefore, for simplicity and clarity, the complete development area has been included in the Ware Trinity Ward. Moreover, the vast majority of both the existing housing and WARE2 lie within Ware Christchurch ecclesiastical parish. This influences the boundary locations.

The southern boundary is set by the east-west axis provided by Collett Road, Musley Lane and part of Cromwell Road, as described in the *Ware Priory and Amwell* ward description and including roads on the north side only accessible from this east-west routes. This provides a firm boundary. Hence, all houses in High Oak Road, Musley Hill, Trinity Road, King George's Road, Cozens Road and all of Cromwell Road north of the Lower Clabdens junction fall within Trinity Ward. On the west side, a strong natural boundary is provided by the Upper Bourne stream which provides a clear separation between the Kingshill estate (including all of Kingsway) and the High Oak Road area. This is the case until the Ware town boundary is reached. Beyond this point, the boundary encompasses the North and East Ware development.

A proposed natural eastern boundary is the Fanhams Tributaries which run into the River Ash, which also closely matches the ecclesiastical parish boundary between Ware Christchurch and Wareside Holy Trinity. South and west of the confluence, the River Ash and the River Lea form the ward boundary, in most places contiguous with the existing Wareside parish boundary, which then continues northwards along the Ware town boundary. Adjacent parishes are Hunsdon, Great Amwell and the town of Ware. Adjacent district wards are Ware Rural until the junction between the Rivers Ash and Lea, and Ware Priory and Amwell west of this point. This involves splitting Wareside Parish. An alternative would be to use the North and East Ware development boundary (and green belt boundary), but this would give a Wareside Parish Ward with only about 40 electors in 2023 before the new housing is built. Such a decision would also divide the existing houses from their soon-to-be very near neighbours with whom they will have a greater community of interest than residents in Wareside village.

The M2, M4 and 395 bus routes also provide strong public transport connections through the ward, including by connecting its currently rural components to the components located in the current built-up area of Ware town itself.

With a projected 2027 electorate of approximately 5442, Ware Trinity would be a two member ward 3.1% above the size of the average 2027 ward in East Hertfordshire. The proposed ward would thus help secure equality of representation, whilst linking a coherent set of residential Ware neighbourhoods of a similar character to the planned urban extension of the town.

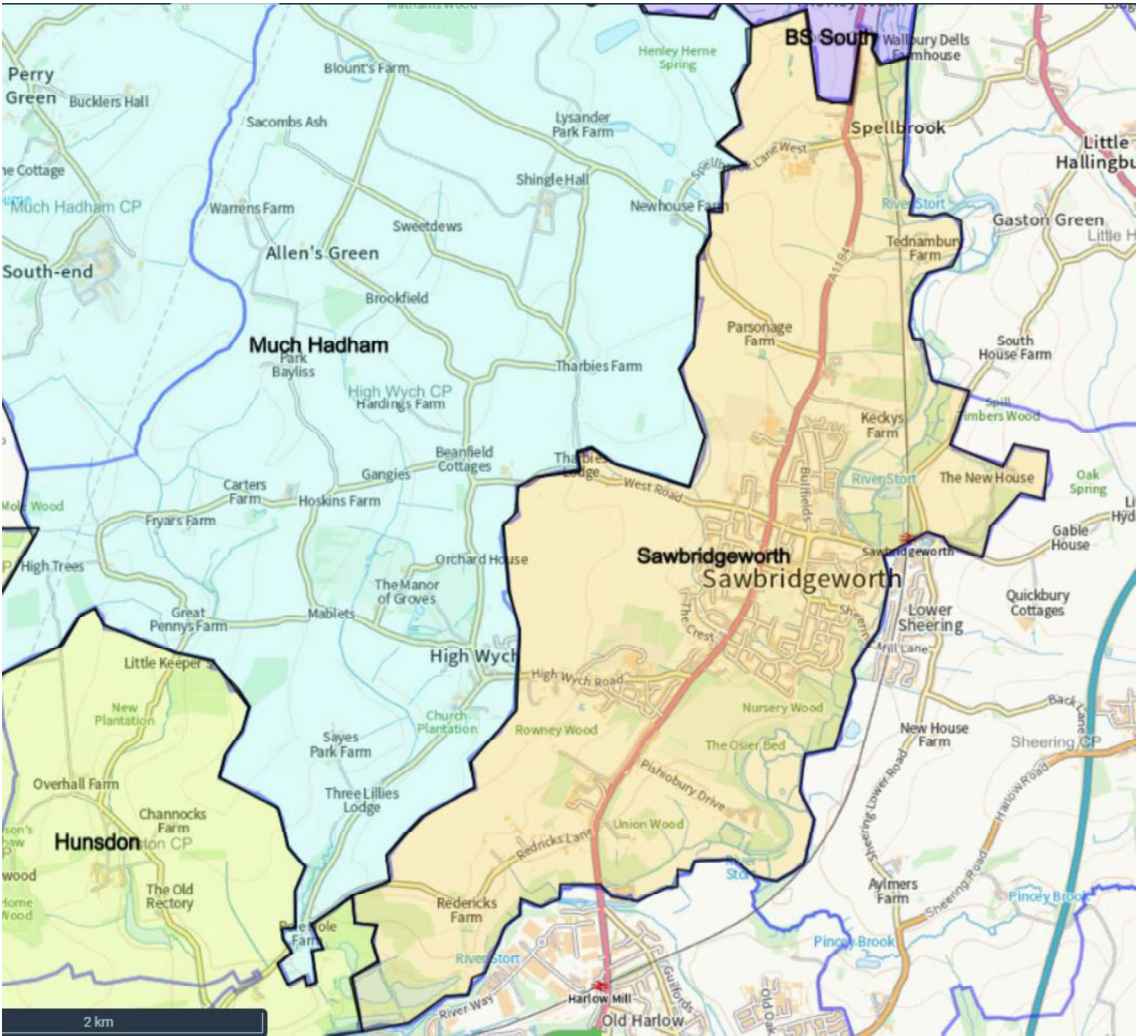
Ware Trinity						
Polling district	Parish	Description of area	Existing ward	Electorate	Electorate 2027	
WCC2	Ware	Area east and north east of Little Widbury	Ware Christchurch	1264	1307	
WTR2	Ware	All except single house on Collett Road	Ware Trinity	1778	1876	
WTR3	Ware	All	Ware Trinity	1,403	1,521	
HUN3	Wareside	Area west of Farnhams Tributaries	Hunsdon	115	738	
<b>Total</b>				<b>4,560</b>	<b>5,442</b>	
Electoral Variance				0.33%	3.07%	

# Sawbridgeworth Review Area – Ward Details

Sawbridgeworth Review Area	Seats	2021 Voters	% Variance	2027 voters	% Variance
Sawbridgeworth	3	6,930	1.65%	8,323	5.1%

## Sawbridgeworth Ward

3 councillors; 2027 variance: 5.1%



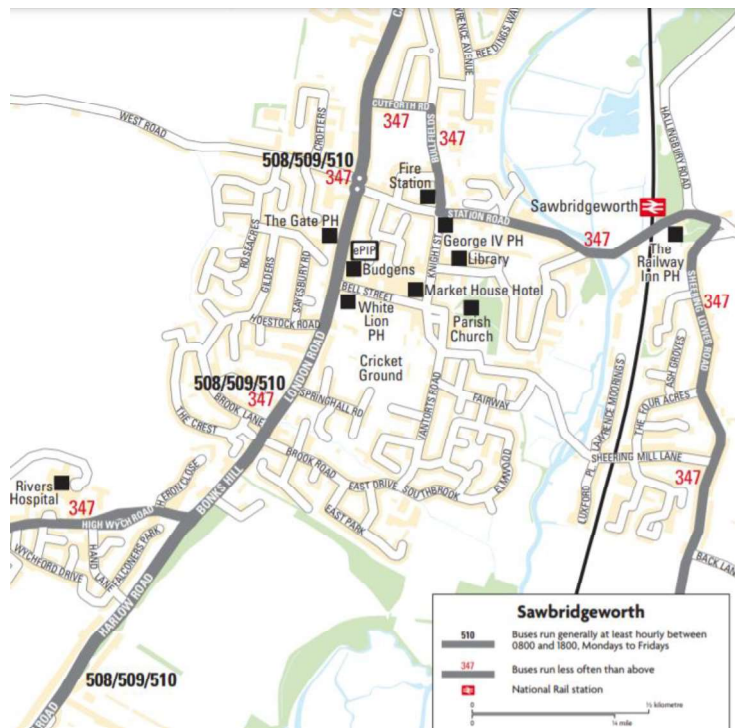
As noted in the above *Building Review Areas* chapter, Sawbridgeworth is the fourth largest of the East Herts market towns, and is a single self-contained parish. It is forecast to have 8,323 electors by 2027 which results in a small variance in the elector:councillor ratio of 5.1%. We propose that the ward is treated as a single three member ward with identical boundaries to the current Sawbridgeworth ward.

The population of Sawbridgeworth Parish is overwhelmingly concentrated in the single settlement of Sawbridgeworth which is clustered around the A1184 which runs north-south through the ward. To the south and east of our proposed ward is the parish boundary, which is also the County boundary with Essex. To the west is the rural parish of High Wych. We have argued above that High Wych has



a closer community of interest with Much Hadham than with Sawbridgeworth given its rural characteristics. To the north is Thorley Parish, which is very closely linked with Bishop's Stortford.

The proposed ward has very strong road links along the A1184 which offers access to all of the residential areas in the ward. The ward is served well by local bus routes throughout the residential area<sup>84</sup>:



Sawbridgeworth Town Council organises three 'Sawbobus' routes across the town, which each operate six times a day Monday to Friday and three times each on a Saturday morning.<sup>85</sup>

Sawbridgeworth is recorded in the Domesday Book of 1086 and is an ancient town situated on the edge of Hertfordshire and abutting Essex. The Parish church of Great Saint Mary dates from the thirteenth century. The Church School is located in Spellbrook, at the northern end of the town.

A large number of local community organisations operate on a town-wide basis including the First Sawbridgeworth Scouts, Cubs, Guides, Brownies, the Air Training Corps 309 Squadron which has a connection to a WW2 active RAF squadron and a strong town wide U3A.<sup>86</sup> The town also has a large

<sup>84</sup> Intalink, *Sawbridgeworth Area*, <https://images.intalink.org.uk/2020-06/Sawbridgeworth.pdf>

<sup>85</sup> Sawbridgeworth Community Transport, *Sawbobus Timings*, [http://www.sawbridgeworth-tc.gov.uk/uploads/files/Sawbo\\_Community\\_Bus\\_Route\\_Timings\\_150202\\_amended\\_Clerk\\_details\\_\\_Back\\_to\\_full\\_service.pdf](http://www.sawbridgeworth-tc.gov.uk/uploads/files/Sawbo_Community_Bus_Route_Timings_150202_amended_Clerk_details__Back_to_full_service.pdf)

<sup>86</sup> Sawbridgeworth Town Council, *Clubs, Societies & Groups*, <http://www.sawbridgeworth-tc.gov.uk/town-information/other-town-services/groups-clubs-societies/>

number of sports groups including football, cricket, tennis, bowling and angling clubs<sup>87</sup> and its own leisure centre, Leventhorpe Pool and Gym.<sup>88</sup>

In terms of town-wide youth provision, there is the Bullfields Centre, which comprises a hall and marked football pitches for young people up to the age of 21 years. The Centre is managed on a voluntary basis by a Management Committee answerable to the Town Council.

Within the town centre is also a purpose built facility for older people, the Hailey Centre, open five and a half days a week with hot lunches being served on 4 days and activities designed for older people available every day.<sup>89</sup> A Memorial Hall is run by a Management Committee and offering a wide range of activities including jazz nights, exercise groups, young people's performing arts, cinema, dinner dances and the Remembrance Day celebrations.

Most children within the town attend one of the four primary schools within the parish or Leventhorpe Secondary School.<sup>90</sup>

Polling district	Parish	Sawbridgeworth Ward			
		Description of area	Existing ward	Electorate 2021	Electorate 2027
SAW1	Sawbridgeworth	All	Sawbridgeworth	3,689	3,940
SAW2	Sawbridgeworth	All	Sawbridgeworth	170	173
SAW3	Sawbridgeworth	All	Sawbridgeworth	1,184	1,610
SAW4	Sawbridgeworth	All	Sawbridgeworth	1,887	2,600
<b>Total</b>				<b>6,930</b>	<b>8,323</b>
Electoral Variance				1.65%	5.09%

<sup>87</sup> Sawbridgeworth Town Council, *Sports & Leisure Facilities*,

<sup>88</sup> Everyone Active, *Leventhorpe Pool & Gym*, <https://www.everyoneactive.com/centre/leventhorpe-pool-and-gym/>

<sup>89</sup> The Hailey Centre, *About Us*, <https://www.haileycentre.co.uk/about-us/>

<sup>90</sup> Sawbridgeworth Town Council, *Education*, <http://www.sawbridgeworth-tc.gov.uk/town-information/other-town-services/education/>

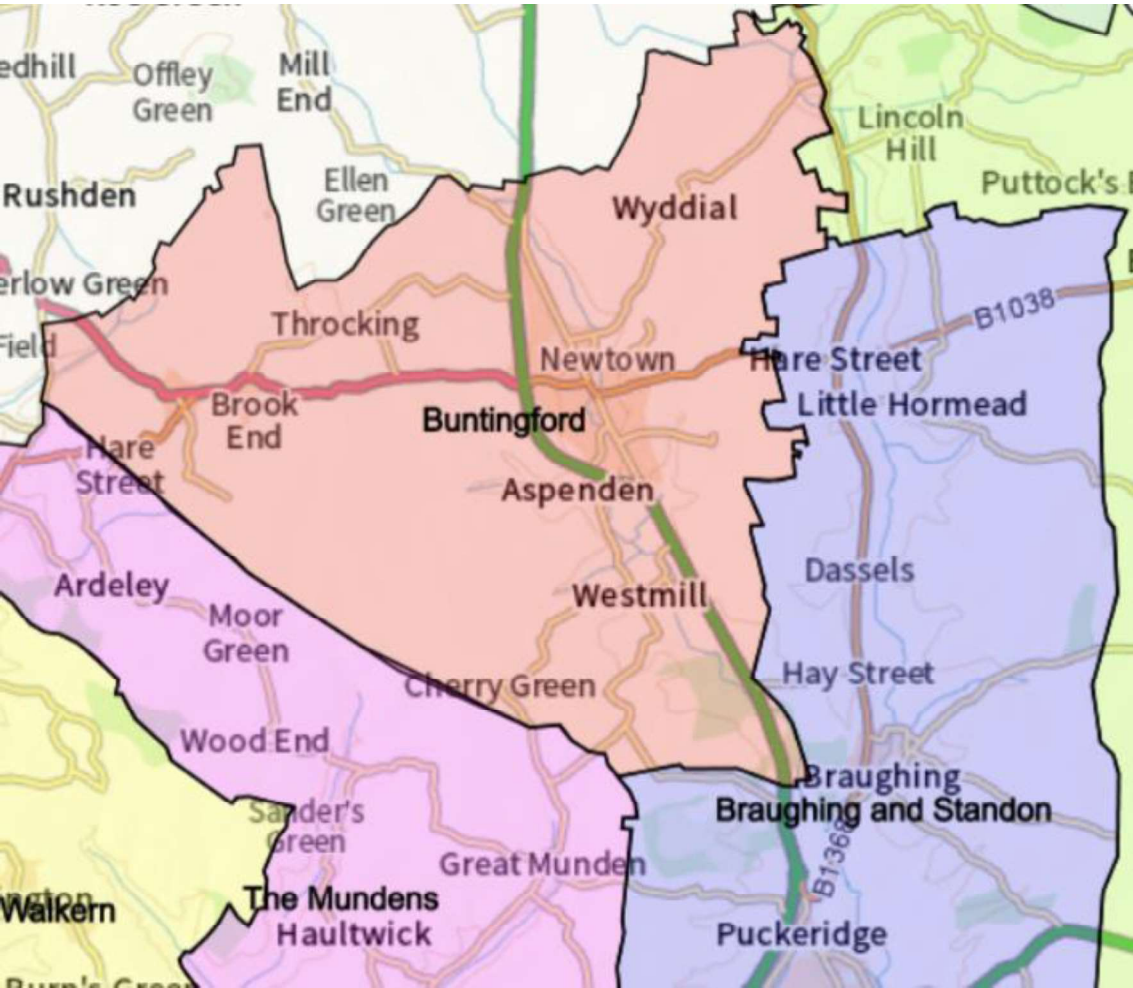
# Buntingford Review Area – Ward Details

<b>Buntingford Review Area</b>	Seats	2021 Voters	% Variance	2027 voters	% Variance
Buntingford	3	6,815	-0.04%	7,648	-3.4%

## Buntingford Ward

3 members, 2027 variance -3.4%

Comprised of the parishes of: Aspenden, Buckland and Chipping, Buntingford, Cottered and Wyddial



As we noted in the *Building Review Areas* section, Buntingford Parish itself is the smallest of the five market towns in East Hertfordshire, with a projected electorate of 6,247 and a pro rata entitlement to 2.37 councillors. While Buntingford is the smallest of the market towns, the predominantly rural character of the surrounding area makes Buntingford an important centre in this part of East Herts. This is reflected in the decision of Buntingford and five of its neighbouring parishes to jointly create the *Buntingford Community Area Neighbourhood Plan*. As the plan notes: “The Town and Parish Councils came together because despite the differences between the size and nature of their parishes and the settlements within them, they have much in common in terms of their rural



character and their interdependence when it comes to access to services and other infrastructure.”

91

The *District Plan* further notes “Being surrounded by an extensive rural hinterland enables Buntingford to function as an important rural service centre for the outlying villages in the north of the District. Despite its small size, the town has an extensive range of services and facilities that serve the day-to-day needs of residents... Buntingford will retain its role as a minor town centre with a secondary shopping frontage which will continue to function as an important service centre for its large rural hinterland, whilst retaining its market town characteristics.”<sup>92</sup> Most leisure and sporting facilities for the area are located in Buntingford.<sup>93</sup>

As such, we propose that this Neighbourhood Plan Area forms the basis of a Review Area. We propose to include five of the parishes within this area: Aspenden, Buntingford, Buckland and Chipping, Cottered and Wyddial. We are not including Hormead as we believe that this parish’s links are more firmly to Braughing and Standon in the South than they are to Buntingford in the West. We explain our full reasoning for this in the *Braughing and Standon Ward* chapter.

The main transport links within our proposed Buntingford Ward are the A10 which provides access to four of the parishes and forms a Buntingford bypass, as well as the radial roads out of Buntingford including Aspenden Road and Vicarage Road. Bus services in the rural areas surrounding Buntingford are very poor, with residents relying on private cars. Children who live outside of Buntingford use local authority provided coaches to take them to the middle and senior schools in Bowling Green Lane in Buntingford.<sup>94</sup> There is, however, “an existing network of pavements, footpaths and bridleways linking all the settlements in the Community. Footpaths and bridleways are reasonably well signposted and give good access to farmlands. These are all used and well supported by both residents and visitors alike.”<sup>95</sup>

As a result, the five parishes we are including within the Buntingford Neighbourhood Plan Area have a 2027 forecast electorate of 7,648 and a pro rata councillor entitlement of 2.90. We have allocated 3 councillors to this area. We do not feel any other arrangement in this area – either a different arrangement of parishes or splitting Buntingford to create 1 and/or 2 member wards – would retain either strong community ties or further electoral equality.

Buntingford Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
BUN1	Buckland	All	Buntingford	226	242
BUN2	Buntingford	All	Buntingford	5,695	6,247
BUN3	Wyddial	All	Buntingford	121	134
MCO1	Aspenden	All	Mundens and Cottered	189	208
MCO2	Cottered	All	Mundens and Cottered	584	817
<b>Total</b>				<b>6,815</b>	<b>7,648</b>
Electoral Variance				-0.04%	-3.44%

<sup>91</sup> East Herts Council, *Buntingford Community Area Neighbourhood Plan*, 2014, [https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/BCANP\\_April\\_2016\\_-\\_Final\\_version.pdf](https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/BCANP_April_2016_-_Final_version.pdf)

<sup>92</sup> *East Herts District Plan* pg78-9, §6.1.2 and §6.1.15

<sup>93</sup> *Buntingford Community Area Neighbourhood Plan*, pg 19

<sup>94</sup> *Buntingford Community Area Neighbourhood Plan*, pg 20

<sup>95</sup> *Buntingford Community Area Neighbourhood Plan*, pg 19

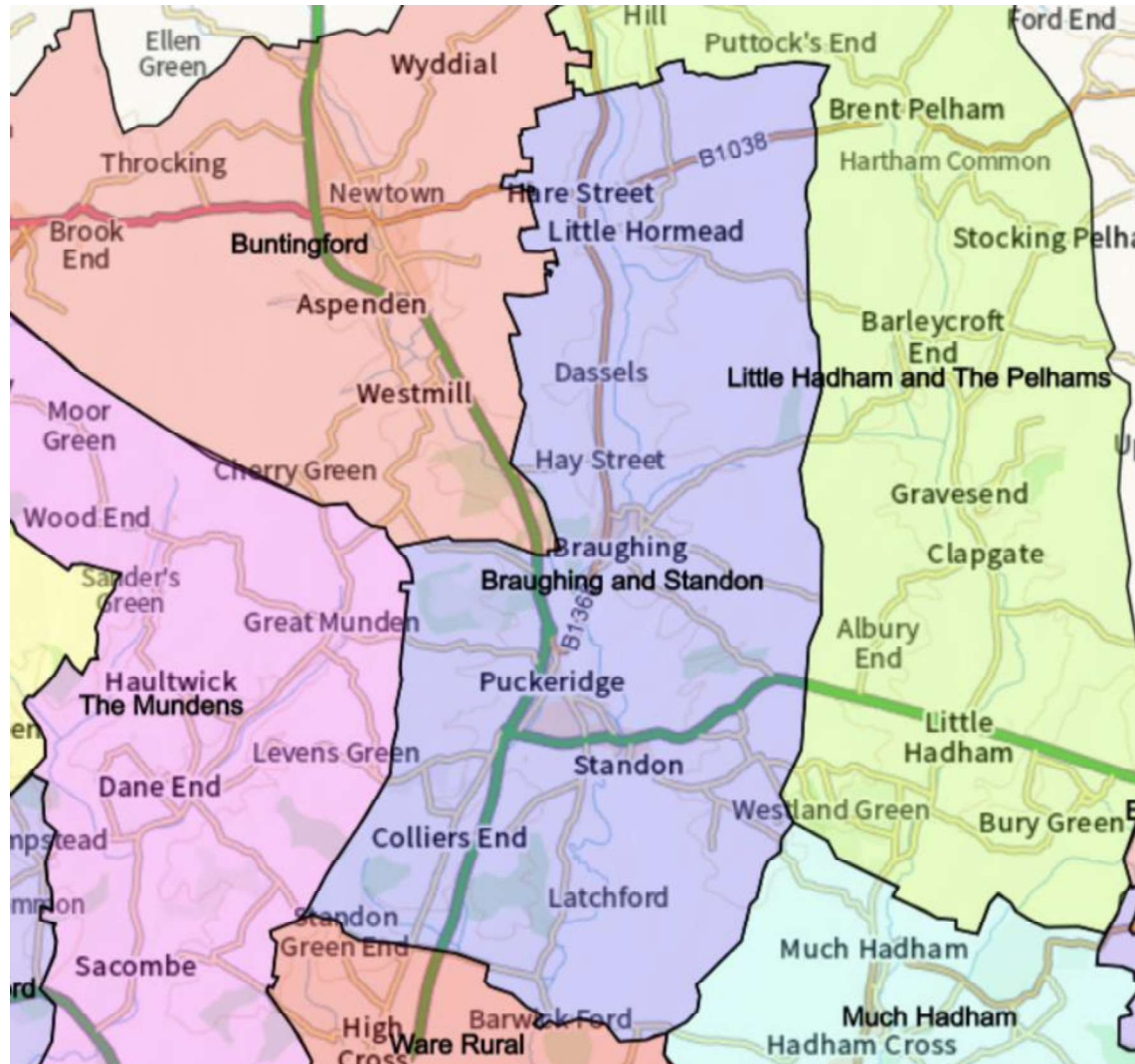
## Villages Review Area – Ward Details

<b>Villages Review Area</b>	Seats	2021 Voters	% Variation	2027 voters	% Variance
Braughing and Standon	2	5,227	15.00%	5,668	7.3%
Datchworth and Walkern	2	3,840	-15.51%	4,785	-9.4%
Hertford Heath and Brickendon	1	2,415	6.27%	2,512	-4.8%
Hertford Rural	1	2,638	16.08%	2,813	6.6%
Hunsdon	1	1,618	-28.80%	2,756	4.4%
Little Hadham and the Pelhams	1	2,529	11.29%	2,704	2.4%
Much Hadham	1	2,271	-0.07%	2,400	-9.1%
Mundens	1	2,246	-1.17%	2,403	-9.0%
Stanstead Abbots	1	2,519	10.85%	2,722	3.1%
Ware Rural	1	2,425	6.71%	2,532	-4.1%
Watton and Stapleford	1	2,716	19.51%	2,888	9.4%

### Braughing and Standon Ward

2 members, 2027 variance: 7.3%

Comprised of the parishes of: Braughing, Hornead and Standon



Our proposed Braughing and Standon ward is a predominantly rural ward centred on the villages of Puckeridge and Standon in the parish of Standon. This ward is centred on a north-south axis provided by the A10 and B1368. Secondary links are provided by the A120 and B1038. Most transport within the three parishes is by private car, with local bus services being limited.<sup>96 97</sup> Nevertheless, the 331 bus route does link all of the parishes by a roughly hourly bus service.<sup>98</sup>

We believe that creating a two member ward in this area offers the best way of reflecting community ties. At present, Standon village and Puckeridge village are split between two different wards, with a fairly arbitrary boundary. However, they share a parish council, a Neighbourhood Plan area<sup>99</sup> as well as Standon & Puckeridge Community Centre which offers a range of after school clubs and sporting activities.<sup>100</sup> These activities attract users from not just the two villages but the wider proposed ward. Our proposed inclusion of Braughing and Hornead within this area is based not only on the strong transport links between them, but on the provision of local services. While each of the parishes has its own primary school, middle school provision for the ward is at Ralph Sadleir School in Standon. There are also some local shops in Standon and Puckeridge villages which attract people from the wider area, but residents in all these parishes will look towards Buntingford and Bishop's Stortford for their weekly shopping. Similarly, "The focus of health care in the area is the Standon and Puckeridge Surgery, located in Station Road, Puckeridge"<sup>101</sup>, which serves around 14,000 patients across the wider area from two branches in Puckeridge and Buntingford. The only pharmacy in the proposed ward is in Puckeridge too.

The proposed ward includes two of the eight Group 1 villages in the *District Plan* (Standon & Puckeridge and Braughing). Under the Plan, these are the largest villages in the district which must accommodate at least a 10% increase in their housing stock between 2017 and 2033. Hornead is a Group 2 village (the middle of the three size tiers) with infill development permitted. The remaining hamlets and villages are Group 3: the smallest settlement size.<sup>102</sup>

While the ward has a 15% variation in the elector:councillor ratio in 2021, electoral equality will improve quickly so that by 2027 the variation is only 7.35%. This will be caused by housing development in the proposed ward being at a lower level than in the wider district.

Polling district	Parish	Braughing and Standon		Electorate 2021	Electorate 2027
		Description of area	Existing ward		
BRA2	Braughing	All	Braughing	1,089	1,134
PUC1	Standon (Puckeridge)	All	Puckeridge	2,236	2,511
TST1	Standon (Colliers End)	All	Thundridge and Standon	192	192
TST2	Standon (Standon)	All	Thundridge and Standon	1,120	1,192
BRA4	Hornead	All	Braughing	590	639
<b>Total</b>				<b>5,227</b>	<b>5,668</b>
Electoral Variance				15.00%	7.35%

<sup>96</sup> Braughing Neighbourhood Plan, *Braughing Parish Neighbourhood Plan*, 2017, pg 56 [https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/BraughingNHP\\_Rev2\\_PROOF3\\_3.pdf](https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/BraughingNHP_Rev2_PROOF3_3.pdf)

<sup>97</sup> Standon Parish Council, *Standon Parish Neighbourhood Development Plan*, 2017, pg 45, <https://cdn-eastherts.onwebcurl.com/s3fs-public/2019-06/Standon%20Neighbourhood%20Plan.pdf>

<sup>98</sup> Intalink, 18, 331 Bus Timetable, <https://www.intalink.org.uk/services/e7e36422-b70b-4272-9465-bfbbceedebe9>

*Standon Parish Neighbourhood Development Plan*

<sup>100</sup> Standon & Puckeridge Community Centre, Activities, <http://standonandpuckeridgecc.co.uk/activities/>

<sup>101</sup> *Standon Parish Neighbourhood Development Plan*, pg 52 §5.80

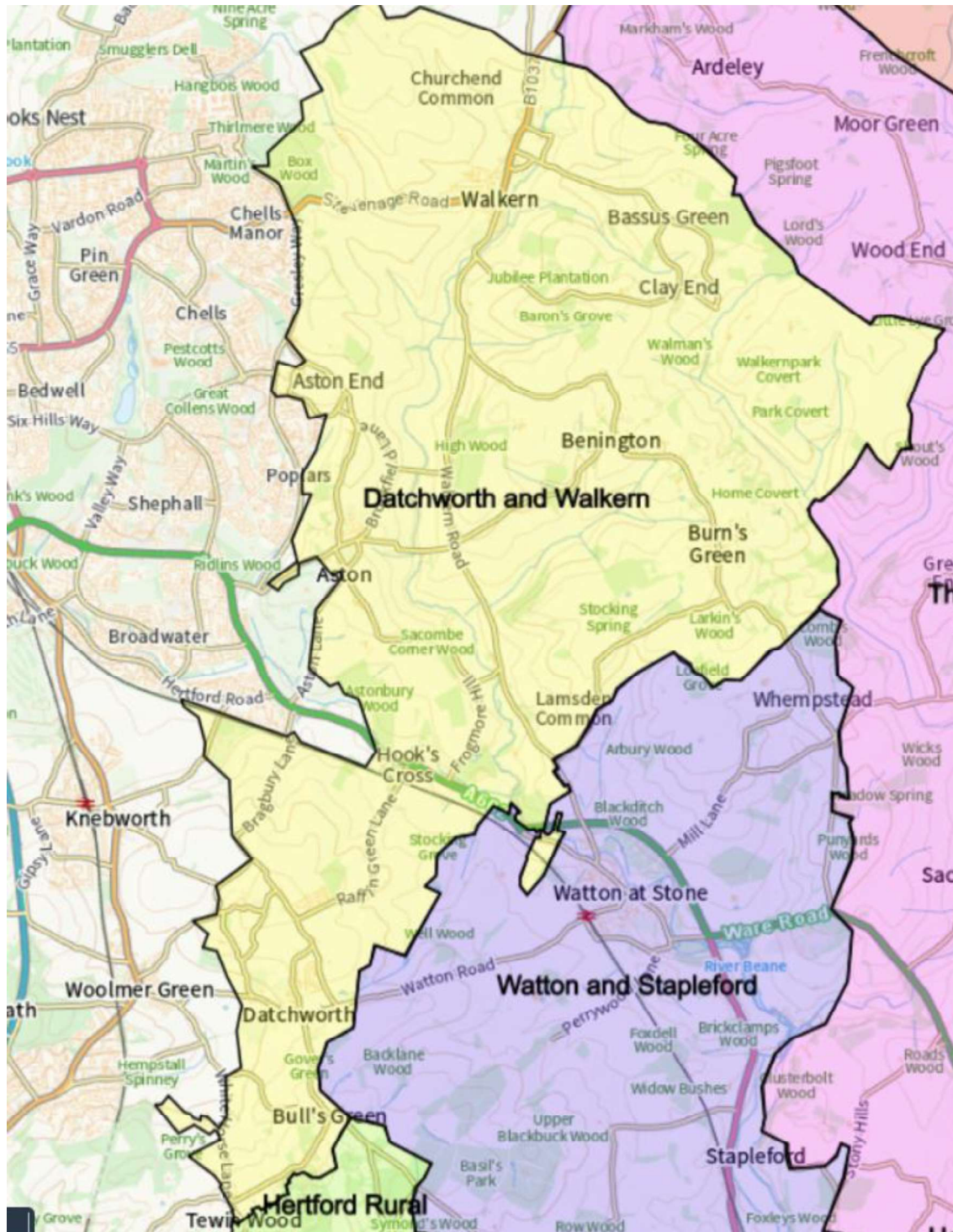
<sup>102</sup> *East Herts District Plan*, pg 140-3, Policies VILL1, VILL2, VILL3



## Datchworth and Walkern Ward

2 members, 2027 variance -9.4%

Comprised of the parishes of: Aston, Benington, Datchworth and Walkern



This ward covers four parishes on the western fringes of East Herts District, three of which directly border Stevenage Borough. All four have very strong transport links to Stevenage. Aston and Datchworth form nearly continuous development up to the border of Stevenage. From the edge of Walkern village it is under 1 mile to the edge of Stevenage along the B1037 Stevenage Road. Multiple local roads link the four wards together and also provide access for Benington residents to Stevenage. Stevenage Railway station is likely to be the first choice for most rail commuters from the proposed Datchworth and Walkern ward. Indeed, Walkern Neighbourhood Plan notes “Public transport in the village is poor and without a car, residents have to rely on a limited daytime bus service or taxis to reach Stevenage town and rail station.”<sup>103</sup> An alternative would be Watton-at-Stone station, but the less frequent timetable and limited station parking would likely mitigate against this station.

Residents of all four wards look towards Stevenage for most of their local services. The nearest major shopping centre is in Stevenage – which has a better variety of shops and services than further away Hertford. Stevenage offers the nearest theatre, multi-screen cinema and hospital. While all four villages have their own primary schools, secondary education for many local children will be in Stevenage.

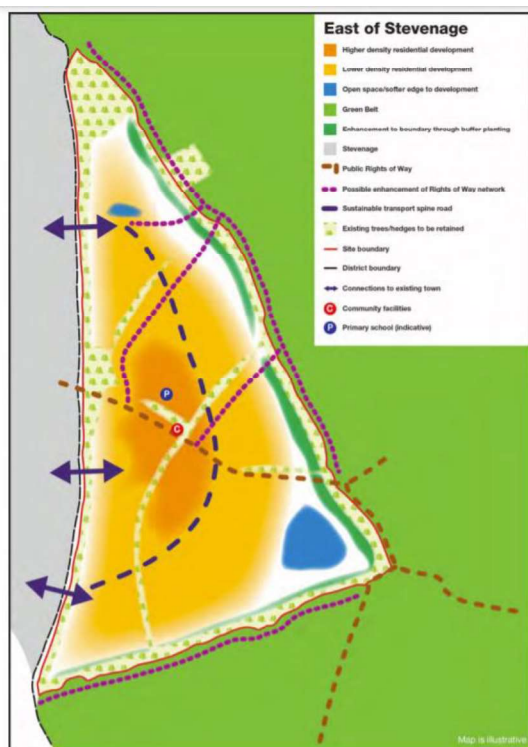
Road connections between the four parishes are strong. They are connected by local roads in multiple places, and the A602 in part provides the boundary between Datchworth and Aston. The A602 is accessible from both these wards by local roads. Indeed, the Hook’s Cross Hamlets along the A602 is split between the parishes of Datchworth and Aston.

Housing development in the area over the forecast period will be concentrated in Aston Parish, where the ‘East of Stevenage’ development provides a site “well located for access in to Stevenage and beyond via Gresley Way and the A602.”<sup>104</sup> The below map shows the intent that development in this area will be orientated towards Stevenage.

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<sup>103</sup> East Herts District Council, *Walkern Parish Neighbourhood Plan 2017-2033*, pg 12 §4.8

<sup>104</sup> East Herts District Plan pg 161-166 §12.2.4 and Figure 12.2



Datchworth and Walkern Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
DAS1	Aston	All	Datchworth & Aston	701	1,468
DAS2	Datchworth	All	Datchworth & Aston	1,264	1,344
WAL2	Benington	All	Walkern	721	764
WAL3	Walkern	All	Walkern	1,154	1,209
<b>Total</b>				<b>3,840</b>	<b>4,785</b>
Electoral Variance				-15.51%	-9.38%



1 member, 2027 variance -4.8%

We believe that Hertford Heath Parish and Brickendon Liberty Parish should remained paired within a Hertford Heath and Brickendon Ward. Indeed, Hertford Heath Parish has traditionally at East Herts

level been paired with Brickendon Liberty – both in the current Hertford East District Council ward which dates from the 1998 review, and in the current ward’s predecessor of Little Amwell.<sup>105</sup>

Both parishes share many characteristics, especially in having large amounts of open green space dividing them from nearby settlements. Brickendon Liberty is predominantly given over to agriculture and woodland management; it also includes a golf course and a zoo, which is one of Hertfordshire’s top visitor attractions. It also hosts much of Broxbourne Woods, Hertfordshire’s only National Nature Reserve.<sup>106</sup> Hertford Heath Parish “is surrounded by countryside. The Hertford Heath nature reserve and Balls Wood nature reserve cover nearly 80 hectares of surrounding countryside and woodland. Hertford Heath itself is a Site of Special Scientific Interest, and both sites are managed by the Herts and Middlesex Wildlife Trust.”<sup>107</sup>

Despite its name, Hertford Heath Parish has historically not been part of Hertford Town. As the Neighbourhood Plan notes “The village of Hertford Heath only came into being with the arrival of the East India College at Haileybury in 1806 with its need for staff, and the associated accommodation for the families.”<sup>108</sup> Today, at the centre of Hertford Heath village is the Little Amwell Conservation Area<sup>109</sup> which is very different in character from the modern Pinehurst housing estate in Kingmead Ward of Hertford, which is the nearest built-up area to the north in Hertford. Moreover, Hertford Heath and Hertford are separated by extensive green spaces. As the Neighbourhood Plan notes: “The village is surrounded by countryside. The Hertford Heath nature reserve and Balls Wood nature reserve cover nearly 80 hectares of surrounding countryside and woodland. Hertford Heath itself is a Site of Special Scientific Interest, and both sites are managed by the Herts and Middlesex Wildlife Trust.”<sup>110</sup>

In terms of local amenities, Hertford Heath has a general store, three public houses, a garage, as well as a village hall used by groups such as the Women’s Institute and groups offering pilates, Tai Chi, badminton and karate. The village also has its own football club, Hertford Heath FC.<sup>111 112</sup> The village also has its own nursery school and primary school.<sup>113</sup> Similarly, Brickendon village prides itself on its active village life with activities including a gardening club, a book club, Petanque Club, a table tennis club, and a ‘Friendly Club’.<sup>114</sup>

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<sup>105</sup> Local Government Boundary Commission for England, *Final Recommendations On The Future Electoral Arrangements for East Hertfordshire*, 1998, [https://s3-eu-west-2.amazonaws.com/lgbce/data/assets/pdf\\_file/0004/6097/hertfordshire-east-hertfordshire\\_6448-6052\\_e.pdf](https://s3-eu-west-2.amazonaws.com/lgbce/data/assets/pdf_file/0004/6097/hertfordshire-east-hertfordshire_6448-6052_e.pdf)

<sup>106</sup> Brickendon Liberty Parish Council, *About The Parish*, <https://www.brickendon-liberty.org.uk/about.php>

<sup>107</sup> Hertford Heath Neighbourhood Plan §2.8

<sup>108</sup> Hertford Heath Neighbourhood Plan §2.11

<sup>109</sup> Hertford Heath Neighbourhood Plan §4.44

<sup>110</sup> Hertford Heath Neighbourhood Plan §2.8

<sup>111</sup> Hertford Heath Neighbourhood Plan §2.20-2.22

<sup>112</sup> Hertford Heath Village Hall, *What’s On*, November 2021, <https://hertfordheathvillagehall.org.uk/diary>

<sup>113</sup> Hertford Heath Neighbourhood Plan §2.15

<sup>114</sup> Brickendon Liberty Parish Council, *Things To Do*, <https://www.brickendon-liberty.org.uk/things-to-do.php>

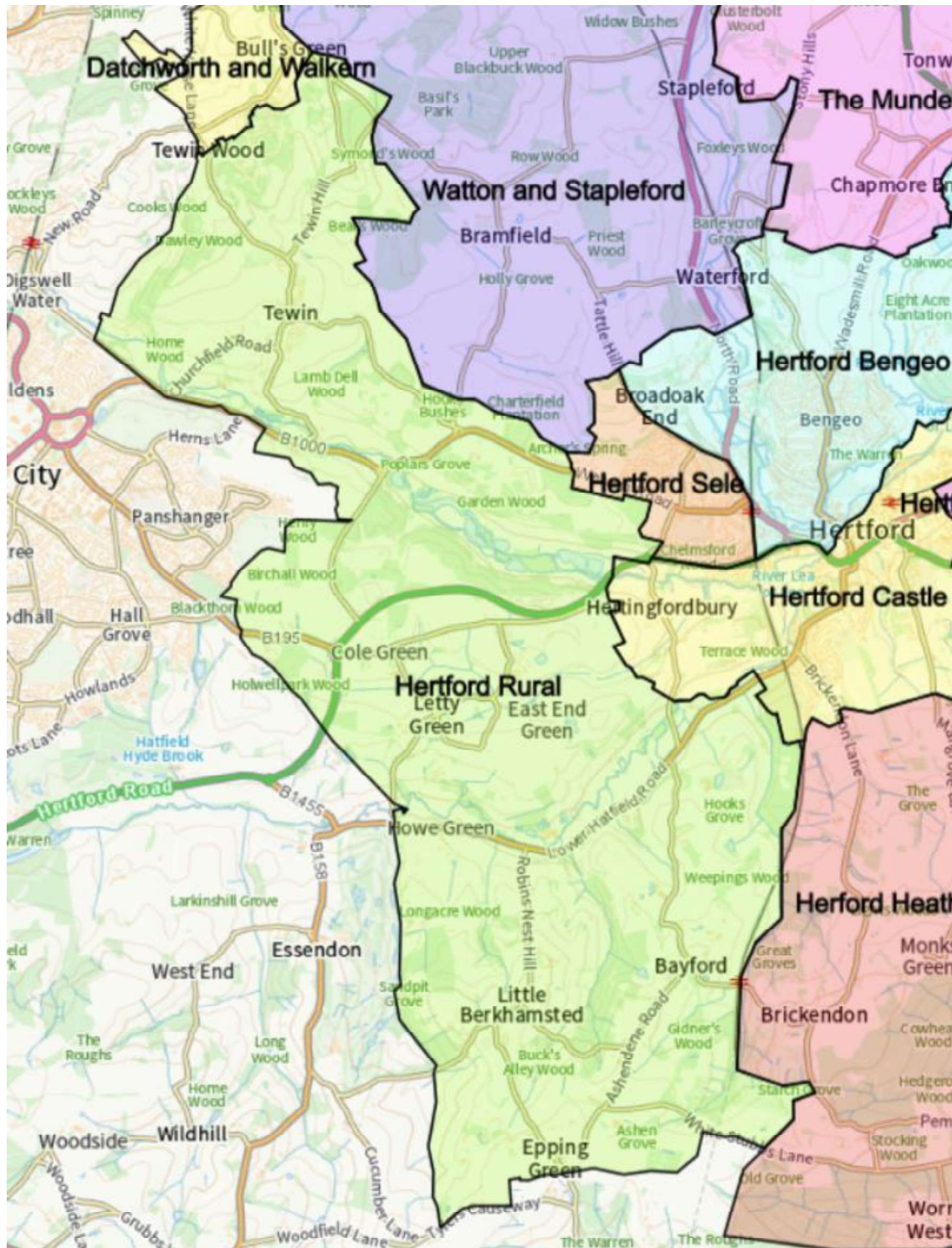
Hertford Heath and Brickendon Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
HHE1	Hertford Heath	All	Hertford Heath	1,868	1,964
HHE2	Brickendon Liberty	All	Hertford Heath	547	548
<b>Total</b>				<b>2,415</b>	<b>2,512</b>
Electoral Variance				6.27%	-4.85%



## Hertford Rural Ward

1 member; 2027 variance = 6.6%

Comprised of the parishes of Bayford, Hertingfordbury, Little Berkhamsted and Tewin

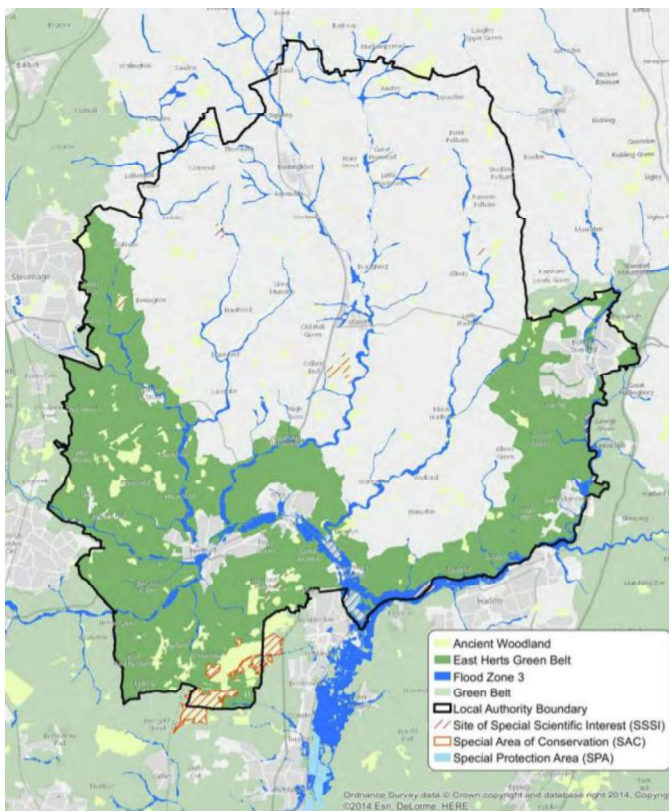


Hertford Rural Ward include the whole of the current Hertford Rural South Ward plus the remainder of the split parish of Tewin from Hertford Rural North. The area looks heavily towards Hertford, and

to a lesser degree Welwyn Garden City in the neighbouring Welwyn Hatfield Borough Council. Indeed, all of the parishes are linked by the main roads which connect East Herts and Welwyn Hatfield including the B158 (Bayford and Little Berkhamstead), the A414 (Hertingfordbury) and the B1000 (Hertingfordbury and Tewin). More local roads provide further connections both between the main settlements within each parish and between the parishes.

Aside from a handful of community run shops (in Birch Green, Hertingfordbury and Tewin) and a commercial shop in Little Berkhamsted there are few retail offerings in the area aside from thriving pubs in each village. There are, however, primary schools in Birch Green, Hertingfordbury, Bayford and Tewin. Older children have to travel to either Hertford or outside the district to Welwyn.

The parishes are all similar in character. All of the parishes are classed as Group 2 and Group 3 villages meaning that no more than infill development is permitted.<sup>115</sup> They are also all located within the Green Belt<sup>116</sup>:



This lack of development in our proposed Hertford Rural Ward means that although there will be a variance of 16.08% in 2021, by 2027 electoral equality will have improved markedly. By then, the population is forecast to be only 6.55% above the average electoral:councillor average for the district.

<sup>115</sup> *East Herts District Plan*, pg 141-3, Policies VILL2, VILL3

<sup>116</sup> East Herts Council, *East Herts Green Belt Review*, September 2015, pg 136 [https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/GBE.001\\_East\\_Herts\\_Green\\_Belt\\_Review-\\_redacted.pdf](https://cdn-eastherts.onwebcurl.com/s3fs-public/documents/GBE.001_East_Herts_Green_Belt_Review-_redacted.pdf)

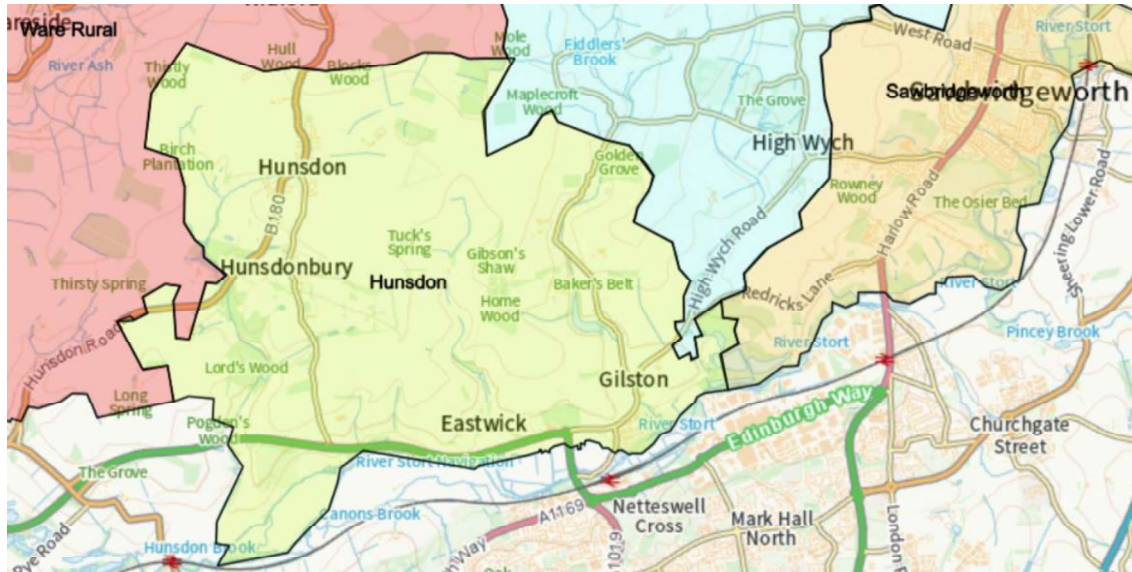
Hertford Rural Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
HRN5	Tewin (North)	All	Hertford Rural North	532	581
HRS1	Bayford	All	Hertford Rural South	382	399
HRS2	Hertingfordbury	All	Hertford Rural South	525	562
HRS3	Little Berkhamsted	All	Hertford Rural South	413	437
HRS4	Tewin (South)	All	Hertford Rural South	786	834
<b>Total</b>				<b>2,638</b>	<b>2,813</b>
Electoral Variance				16.08%	6.55%



## Hunsdon Ward

1 member, 2027 variance = 4.4%

Comprised of the parishes of Eastwick, Gilston and Hunsdon



The three parishes of Eastwick, Gilston and Hunsdon are three small parishes which share a southern border with the Essex District of Harlow. The *District Plan* says that this area “is characterised by an area of undulating countryside with a number of features including small streams, woods, hedgerows, and the historically important Gilston Park.”<sup>117</sup> In 2021, the proposed ward will be significantly undersized with just 1,618 electors and a variance from the average elector:councillor ratio of -28.8%.

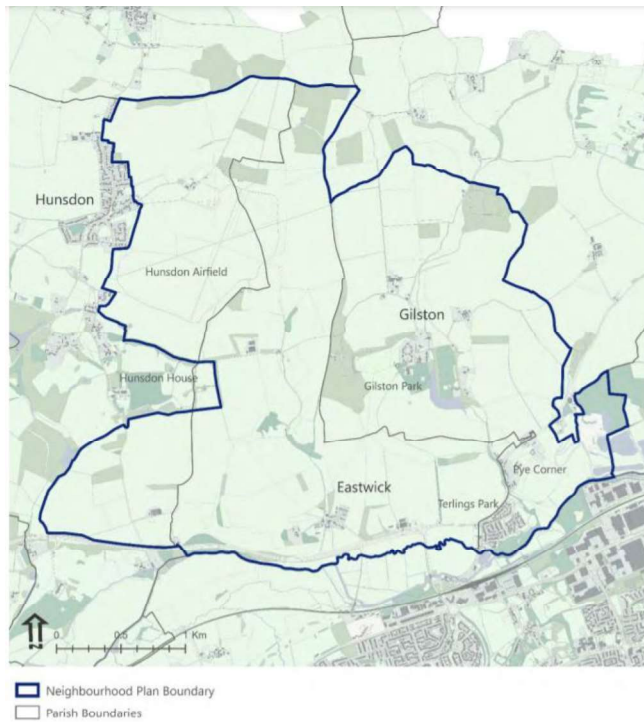
However, the proposed Hunsdon Ward is the location of the District’s largest strategic development site. The *District Plan* states “the Gilston Area is allocated for a total of 10,000 new homes, with approximately 3,000 homes to be delivered in the Plan period[ by 2033].”<sup>118</sup> A modest – and realistic – estimate of 600 new homes being built in the area by 2027 is included within East Herts District Council’s forecasts for these parishes. Electoral equality will sharply improve, with the electorate reaching 2,756 by 2027: a now positive variance of 4.4%.

The Gilston area of the *District Plan* is reflected in the creation of the *Gilston Area Neighbourhood Plan* which covers the parishes of Eastwick, Gilston and part of Hunsdon Parish:<sup>119</sup>

<sup>117</sup> East Herts *District Plan*, pg 148 §11.1.1

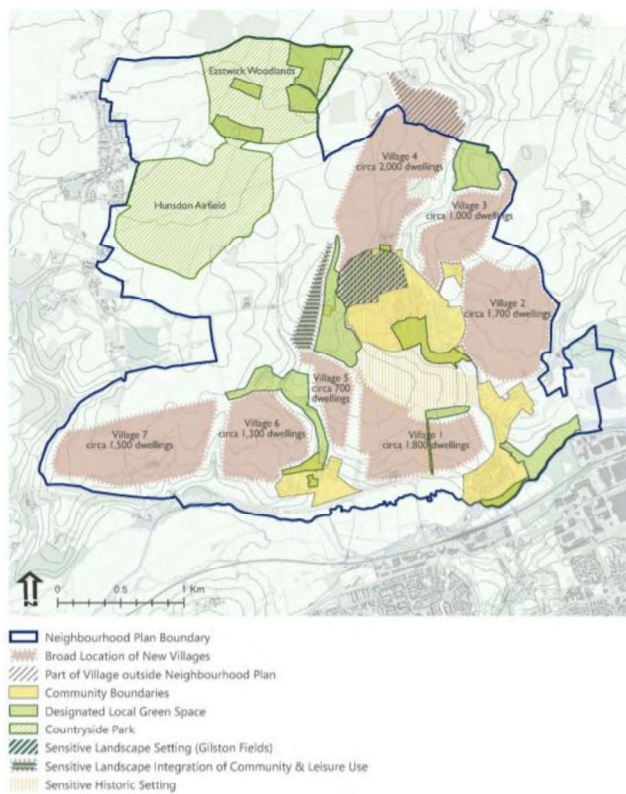
<sup>118</sup> East Herts *District Plan*, pg148 §11.1.2

<sup>119</sup> Hunsdon Eastwick and Gilston Neighbourhood Plan Group, *Gilston Area Neighbourhood Plan*, 2020, pg 7 Fig 1



The development in the Gilston area will be spread over the three parishes, with seven new villages created<sup>120</sup>:

Fig. 8 - Strategic Plan of Designations and Development Areas



<sup>120</sup> *Gilston Area Neighbourhood Plan*, pg 28 Fig 8

These new villages will be part of the wider Harlow and Gilston Garden Town covering developments in East Herts, Harlow and Epping Forest District Councils.<sup>121</sup> As a result, the Gilston villages will very much look south to Harlow. There are plans for “enhancing Harlow Town and Harlow Mill Stations to provide enhanced access for Gilston communities, and to enable them to operate as high quality interchanges with bus services at station forecourts, including Real Time Information”.<sup>122</sup> Two new road crossings are being built across the River Stort from Gilston to Harlow,<sup>123</sup> and Bus Rapid Transport is planned.<sup>124</sup>

As such, we believe that it is prudent to maintain the links between these three parishes. They are now overwhelmingly linked by the planned development of 10,000 new homes, as well as a shared and increasing orientation towards Harlow. Furthermore, Eastwick and Gilston already have a combined parish council.

Polling district	Parish	Gilston Ward			
		Description of area	Existing ward	Electorate 2021	Electorate 2027
HUN1	Eastwick	All	Hunsdon	109	1,016
HUN2	Hunsdon	All	Hunsdon	930	1,145
HUN5	Gilston	All	Hunsdon	579	595
<b>Total</b>				<b>1,618</b>	<b>2,756</b>
Electoral Variance				-28.80%	4.39%

<sup>121</sup> *East Herts District Plan*, pg148 §11.2.1

<sup>122</sup> Harlow and Gilston Garden Town, *Transport Strategy*, [https://hggd.co.uk/wp-content/uploads/2020/01/Garden-Town-Transport-Strategy\\_2020.pdf](https://hggd.co.uk/wp-content/uploads/2020/01/Garden-Town-Transport-Strategy_2020.pdf) pg 18, §4.12.c

<sup>123</sup> Harlow and Gilston Garden Town, *Stort Crossings FAQ*, <https://hggd.co.uk/stort-crossings>

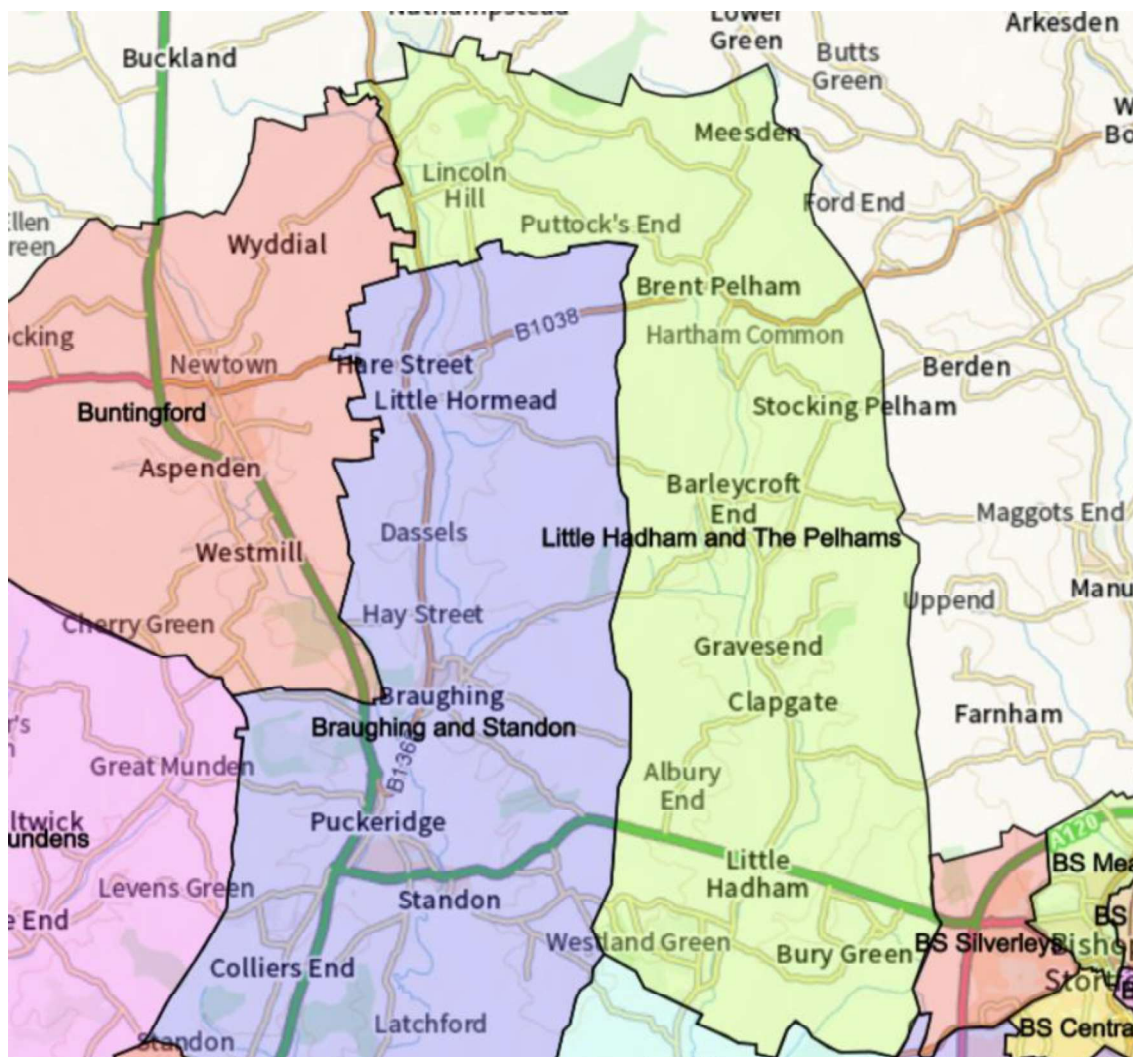
<sup>124</sup> *Transport Strategy*, pg 18, §4.11



## Little Hadham and the Pelhams Ward

1 member, 2027 variance = 2.4%

Comprised of the parishes of Anstey, Brent Pelham, Meesden, Albury, Furneux Pelham, Little Hadham, Stocking Pelham



Our proposed Little Hadham and the Pelhams Ward takes in the existing Little Hadham Ward and the parishes to the north. The ward is strongly rural in character comprising seven different parishes, none of which have a population of over 1,000. Three of them even have populations of under 200. Only Little Hadham and Furneux Pelham are *District Plan* Group 2 villages (the middle of the three size-based groups of villages in East Herts). All the other settlements are Group 3: the smallest type of village and hamlet.<sup>125</sup> This area has a strong agricultural sector and only limited local service provision.

Given the rural nature of the parishes within this proposed ward, there are no major roads linking them, but local roads do provide the strongest links in the area and support the north-south orientation for the ward. Public transport is very limited in our proposed Little Hadham and the

<sup>125</sup> *East Herts District Plan*, pg 140-3, Policies VILL1, VILL2, VILL3

Pelhams Ward, but that which does exist points to strong links between the parishes. The 20 and 27 bus services link all the parishes in the proposed ward to local towns – the 20 provides a return service through the ward providing access to schools and shopping in Bishop’s Stortford,<sup>126</sup> and the 27 route runs a twice weekly shopping service to Royston.<sup>127</sup> No east-west bus links exist except for the 386 that runs through Little Hadham on its route from Bishop’s Stortford to Stevenage via Buntingford, which runs four times a day, and Little Hadham village is also served by route 351 which operates between Bishop’s Stortford and Hertford.

There are strong community links between these parishes – the three “Pelhams” have always identified with each other. Meesden is a small settlement and therefore looks to both its neighbours Anstey and Brent Pelham for local amenities. Little Hadham and Albury Parishes have societies in common, including The Little Hadham and Albury Gardening Club.<sup>128</sup> Their Church of England parishes are both part of The River Ash Churches benefice.<sup>129</sup> Some children of Little Hadham go to Albury Primary School, and vice versa.

Little Hadham and the Pelhams Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
BRA1	Anstey	All	Braughing	272	291
BRA3	Brent Pelham	All	Braughing	158	169
BRA5	Meesden	All	Braughing	106	112
LHA1	Albury	All	Little Hadham	479	519
LHA2	Furneux Pelham	All	Little Hadham	437	461
LHA3	Little Hadham	All	Little Hadham	936	993
LHA4	Stocking Pelham	All	Little Hadham	141	159
<b>Total</b>				<b>2,529</b>	<b>2,704</b>
Electoral Variance				11.29%	2.42%

<sup>126</sup> Intalink, *20 Bus Timetable*, <https://passenger-line-assets.s3.eu-west-1.amazonaws.com/intalink/service/81df931f-dd97-4fd3-ac9e-04e13a5e4533-timetable-20210208-5920b413.pdf>

<sup>127</sup> Intalink, *27 Bus Timetable*, <https://passenger-line-assets.s3.eu-west-1.amazonaws.com/intalink/RI/27-timetable-20200330-e37c8f80.pdf>

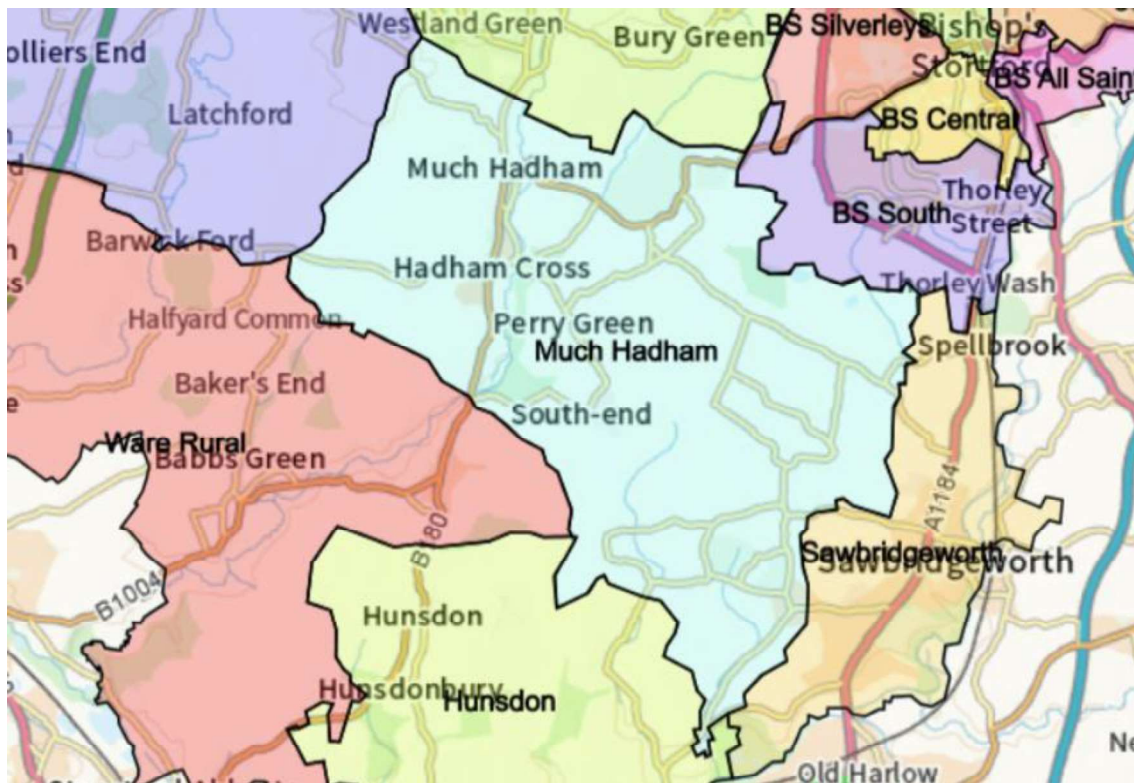
<sup>128</sup> Little Hadham Parish Council, *Little Hadham and Albury Gardening Club*, [http://www.littlehadham-pc.gov.uk/gardening\\_club.html](http://www.littlehadham-pc.gov.uk/gardening_club.html)

<sup>129</sup> The River Ashes Churches, *Homepage*, <https://riverashchurches.org.uk/>

## Much Hadham Ward

1 member; 2027 variance = -9.1%

Comprised of the parishes of Much Hadham and High Wych



Our proposed Much Hadham Ward is unchanged from the present Much Hadham Ward which includes the parishes of Much Hadham and High Wych.

Both parishes are largely rural, with their own parish centres in their eponymous villages. The dominant mode of transport in the two parishes is the private car – with only a limited bus service operating. Within Much Hadham Ward, the main road artery is the B1014, which links Much Hadham and Hadham Cross, while also running close to Green Tye Hamlet. Local roads running through hamlets including Allens Green lead onto High Wych Lane and then to High Wych.

Residents from across both parishes share many local services. Most residents from this area, High Wych, Allens Green, Green Tye, Perry Green and Much Hadham use Much Hadham Health Centre for their GP Services. The Health Centre supports 3 doctors and 17 other staff.<sup>130</sup> They also access the dentists at the Dental Surgery in Much Hadham High Street. Children from the Hamlets of Green Tye, Perry Green and Allens Green attend St. Andrew's Primary School in Much Hadham<sup>131</sup> and High Wych Church of England Primary School in High Wych. There is also a very active Much Hadham Neighbourhood Plan Steering Group for the parish.<sup>132</sup>

<sup>130</sup> Much Hadham Neighbourhood Plan Steering Group, *Much Hadham Neighbourhood Plan*, 2021, <https://cdn-eastherts.onwebcurl.com/s3fs-public/2021-03/Much%20Hadham%20NP%20Submission%20Final.pdf> Pg 105

<sup>131</sup> *Much Hadham Neighbourhood Plan*, Pg 105

<sup>132</sup> Much Hadham Neighbourhood Plan Steering Group, *Your Village, Your Plan*, <https://www.muchhadhamnp.com/>



Much Hadham also has a very strong local village life, which attracts residents from across both parishes. Residents from the hamlets (Green Tye, Perry Green & Allens Green) and from High Wych are members of the Tennis Club, Bowls Club and Scouts Association within Much Hadham.

We note that the projected 2027 electoral variance of this ward is relatively high at -9.1%. However, in 2021 the ward enjoys almost perfect equality with a variance of only -0.07%. The worsening of electoral equality is due to low levels of development in this area, and high levels of housing growth elsewhere in the District. Consideration was given to whether another parish, or part thereof, could be added to our Much Hadham Ward. Unfortunately, including areas from other parishes would have broken strong community links (eg Widford with Wareside) or resulted in split parishes (eg the neighbouring parish and Neighbourhood plan area of Little Hadham<sup>133</sup>) which would do little to ensure strong local boundaries or enhance community cohesion. Electoral equality problems would also have been created elsewhere in the District.

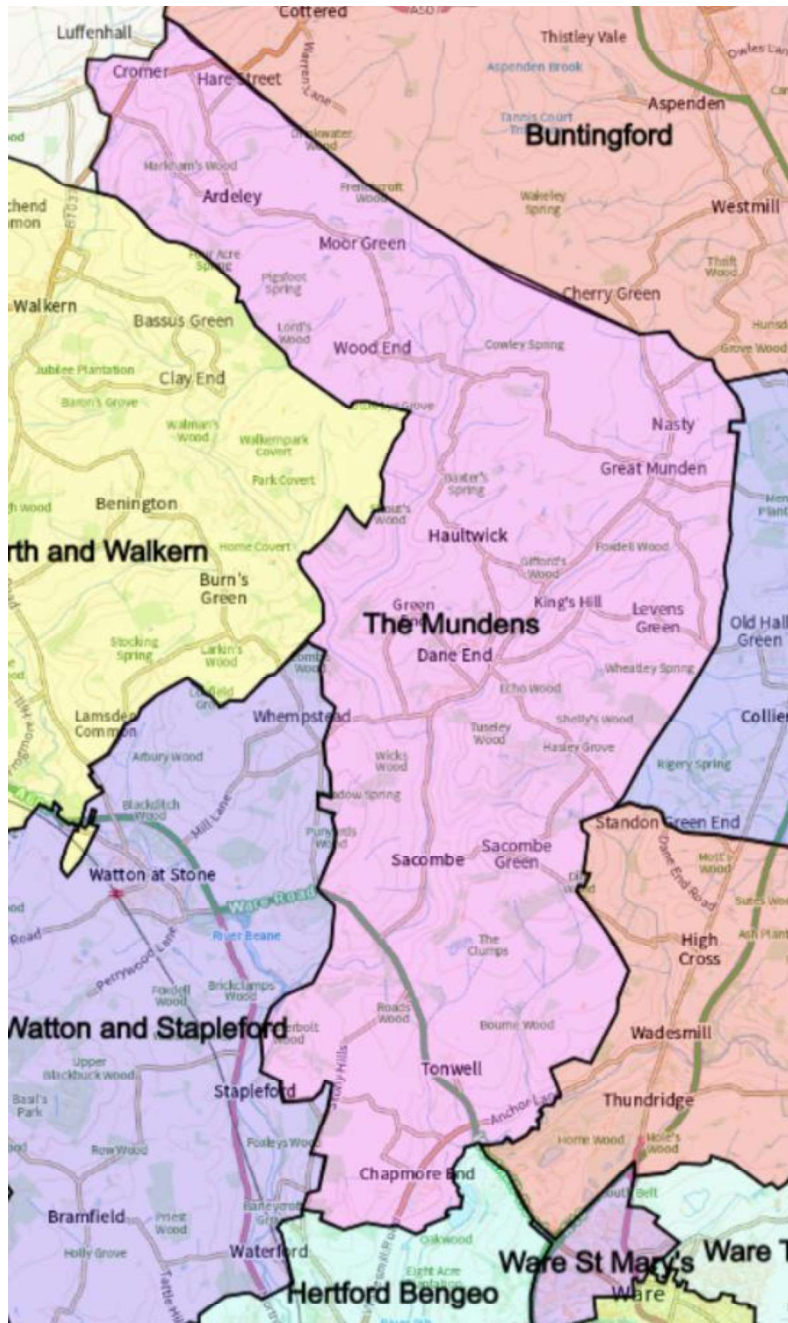
Much Hadham Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
MHA1	High Wych	All	Much Hadham	162	172
MHA2	High Wych	All	Much Hadham	456	475
MHA3	Much Hadham	All	Much Hadham	1,247	1,312
MHA4	Much Hadham	All	Much Hadham	406	441
<b>Total</b>				<b>2,271</b>	<b>2,400</b>
Electoral Variance				-0.07%	-9.09%

<sup>133</sup> East Herts Council, Neighbourhood Planning Activity In East Herts, <https://www.eastherts.gov.uk/planning-building/planning-policy/neighbourhood-planning-activity-east-herts>

## Mundens Ward

1 member, 2027 variance: -9.0%

Comprised of the parishes of Ardeley, Bengo Rural, Great Munden, Little Munden, Sacombe, Westmill



Our proposed Mundens Ward comprises the bulk of the rural area north of Hertford and south of the Buntingford area. This area is highly rural and agricultural and comprises six different small parishes. Even on the 2027 electorate projections, the largest parish in the ward will be Little Munden with a population of just 810. Three parishes will have a population of under 300. As such,

the whole proposed ward is comprised of Group 2 and Group 3 villages in the District Plan, which are the two smallest types of settlement within East Herts.<sup>134</sup>

The primary mode of transport within the ward is by car. The roads run broadly on a north-south axis through the ward. At the south of the ward in Bengoe Rural and Sacombe parishes, the main road is the A602, but gives way to more local roads further north in the proposed ward. Public transport is minimal within the Mundens. The 383 and 384 bus routes provide up to six daily connections linking Dane End in Little Munden and Tonwell in Bengoe Rural.<sup>135</sup>

Social links within the proposed parish are strong. The civil parishes of Great Munden and Little Munden share a Church of England Parish of All Saints in the ecclesiastical parish of The Mundens. This parish is also united with St Catherine's Sacombe in the United Benefice.<sup>136</sup>

The proposed ward enjoys a very high degree of electoral equality in 2021, with a variance of just -1.17%, but this will decline to -8.98% by 2027 as a result of the very low levels of new home building in the proposed ward against the backdrop of significant growth elsewhere in the district.

Mundens Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
WAL1	Ardeley	All	Walkern	326	354
HRN1	Bengoe Rural	All	Hertford Rural North	502	538
HRN3	Sacombe	All	Hertford Rural North	136	144
MCO3	Westmill	All	Mundens and Cottered	241	268
MCO4	Great Munden	All	Mundens and Cottered	280	289
MCO5	Little Munden	All	Mundens and Cottered	761	810
<b>Total</b>				<b>2,246</b>	<b>2,403</b>
Electoral Variance				-1.17%	-8.98%

<sup>134</sup> *East Herts District Plan*, pg 141-3, Policies VILL2, VILL3

<sup>135</sup> Intalink, *383 and 384 Bus Timetable*, <https://passenger-line-assets.s3.eu-west-1.amazonaws.com/intalink/service/32cccd7b-4afe-4338-8495-4366c778bc03-timetable-20210901-44f44116.pdf>

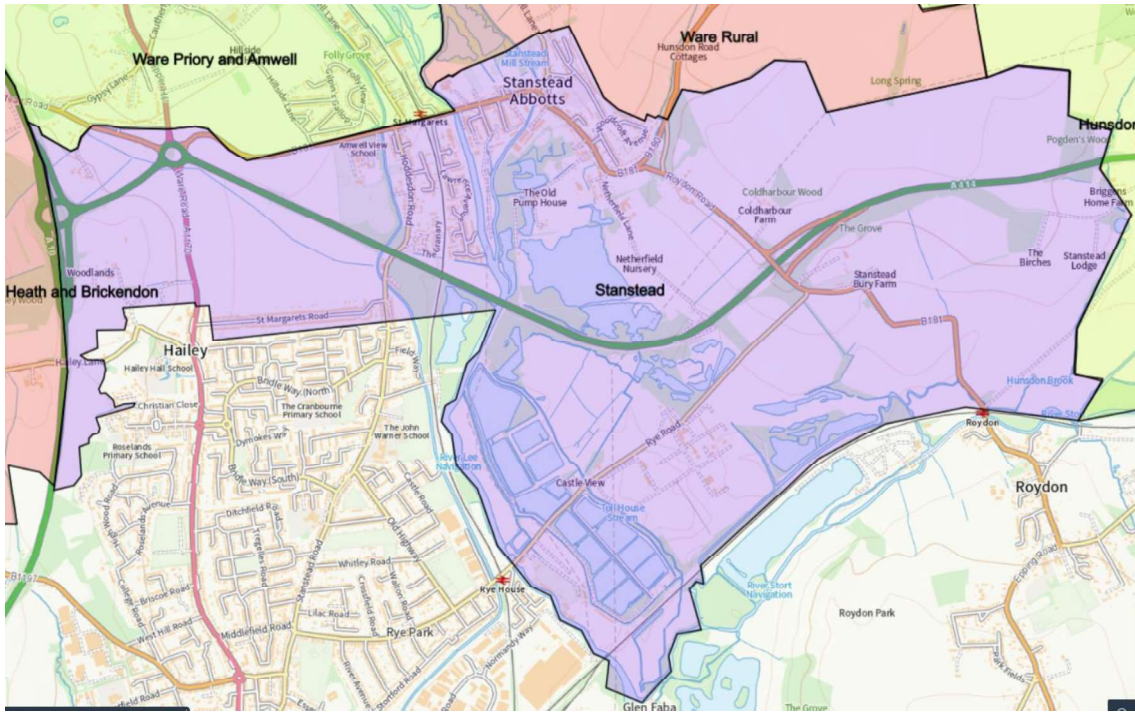
<sup>136</sup> The United Benefice, *Welcome To The Benefice*, <https://www.ubsms.org.uk/>



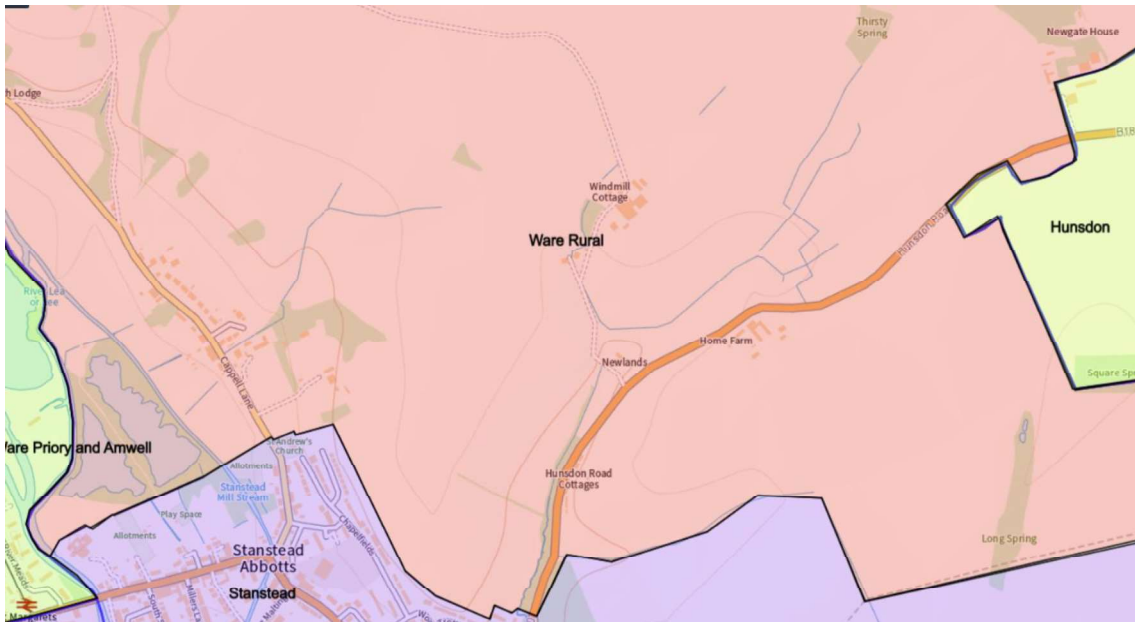
## Stanstead Ward

1 member, 2027 variance: 3.1%

Comprised of the parishes of Stanstead Abbots (part), Stanstead St Margarets



A detailed view of the boundary between our proposed Stanstead Ward and our proposed Ware Rural Ward, where we have split Stanstead Abbots Civil Parish:



This proposed ward consists of the entirety of Stanstead St Margarets parish, and the entirety of Stanstead Abbots Parish with the exception of the rural element of the parish located outside of the core settlement area but either adjacent to the B180 or north of it. The community along Rye Road,

which contains the Hoddesdon (Rye Park neighbourhood) landmarks of Rye House, Rye House Speedway, and Rye Meadows Nature Reserve, is included with the urban core of Stanstead Abbots and the Hoddesdon-facing Stanstead St Margarets civil parish.

The Hoddesdon-facing character of the proposed Stanstead Ward would be unique in East Hertfordshire, but enable the representation of the communities immediately adjacent to Hoddesdon in a way that doesn't involve them being paired with Ware-facing communities to the north (e.g. Great Amwell).

Our proposed ward does result in Stanstead Abbots parish being split to avoid excessive electoral inequality, but the northern section which is included in Ware Rural has a very rural character. It has a much greater community of interest with the neighbouring rural areas in Ware Rural than the highly urbanised Group 1 village (as defined by the *East Herts District Plan*) of Stanstead Abbots and St Margarets.

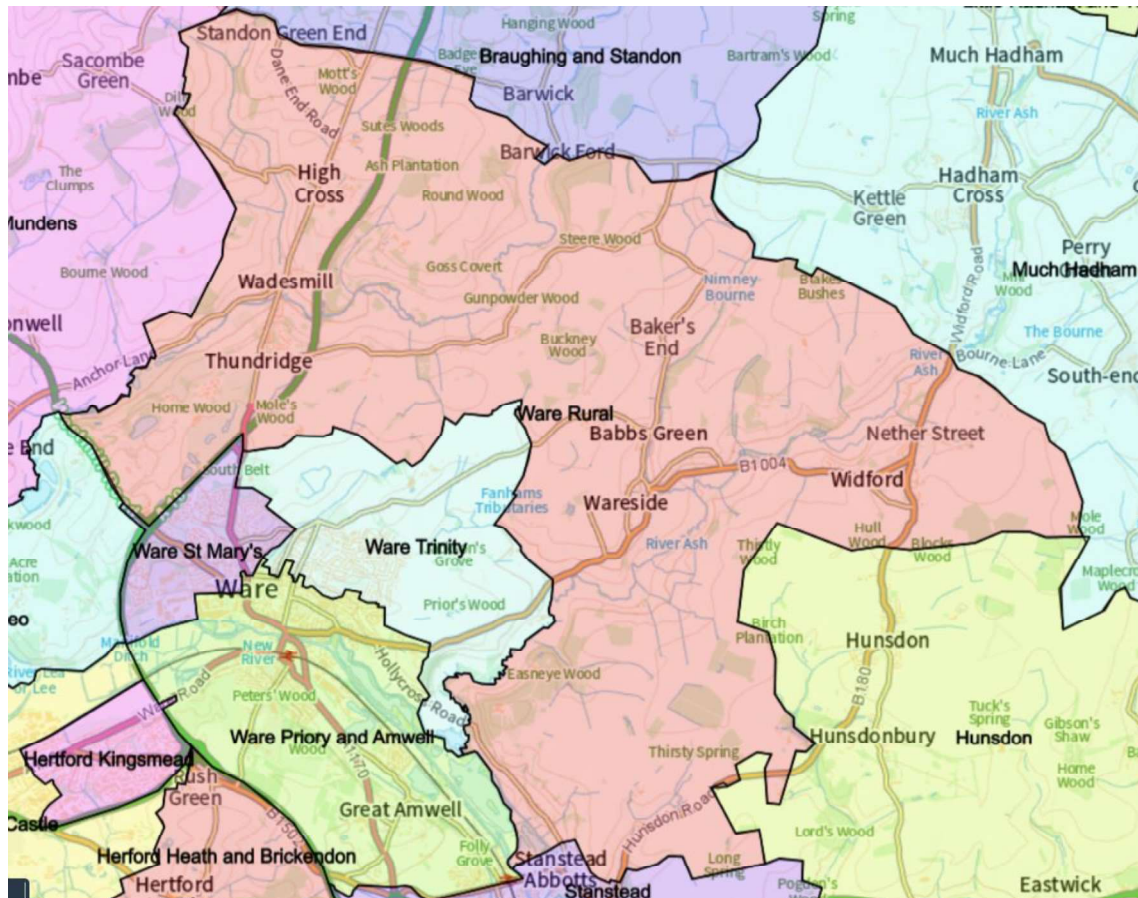
Stanstead Abbots contains a number of local amenities, including a dental practice, GP surgery, pharmacy, and primary school. These serve a community that is largely distinct from that to the north in Ware. There is also a dedicated Stanstead Abbots & St. Margaret's Village Club, a Stanstead Abbots & St. Margaret's Scout Group, as well as a range of sports clubs operating at the St. Margaretsbury Sports and Recreation Ground in the west of the proposed ward. The proposed ward is traversed by the A414, and is united by the use of the B181 as a key arterial transport route. The 351 and 410 bus routes also traverse the proposed ward, further enhancing the transport links between the roads located with it. The name of 'Stanstead' is suggested for the ward, given that it unites the entirety of Stanstead St. Margaret's Parish with the urban and A414/B181/Rye Road-facing components of Stanstead Abbots Parish.

Stanstead Ward						
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027	
SAB1	Stanstead St Margarets (East)	All	Stanstead Abbots	832	896	
SAB2	Stanstead Abbots	All except part transferred to Ware Rural	Stanstead Abbots	1,267	1,374	
GAM2	Stanstead St Margarets (West)	All	Great Amwell	420	452	
<b>Total</b>				<b>2,519</b>	<b>2,722</b>	
Electoral Variance				10.85%	3.10%	

## Ware Rural Ward

1 member, 2027 variance: -4.1%

Comprised of the parishes of Stanstead Abbots (part), Thundridge, Wareside (part) and Widford



Our proposed Ware Rural Ward is a rural ward, characterised by small villages and hamlets to the north and east of Ware. Our proposed ward seeks to maintain this characterisation, and as such we have decided to split Wareside Parish to remove the large proposed housing development referred to in the District Plan as “North and East of Ware (WARE2)”.<sup>137</sup> This area is included within the ‘Ware’ Chapter of the district plan and the adopted masterplan<sup>138</sup>, and it is quite clear in both documents that this area is considered to be developed as a continuous urban development of Ware. Moreover, the *Thundridge Neighbourhood Plan* also took the decision to exclude this area from its considerations.<sup>139</sup> As such, we are treating WARE2 as an urban extension to Ware itself, which will have little community of interest with the Ware Rural Ward.

In order to better reflect community ties and enhance electoral equality we have also included the rural north of Stanstead Abbots Parish in our proposed Ware Rural Ward. We have included the

<sup>137</sup> East Herts District Plan, p122-128 §9.1-9.2 and figure 9.2

<sup>138</sup> East Herts Council, *Land North and East of Ware*, 2019, <https://eastherts.fra1.digitaloceanspaces.com/s3fs-public/2019-10/WARE2%20Masterplanning%20Framework.pdf>

<sup>139</sup> Thundridge Parish Council, *Thundridge Neighbourhood Plan*, pg 10 §2.13 [https://cdn-eastherts.onwebcurl.com/s3fs-public/2021-11/Thundridge%20Neighbourhood%20Plan%202018-2033\\_Fixed.pdf](https://cdn-eastherts.onwebcurl.com/s3fs-public/2021-11/Thundridge%20Neighbourhood%20Plan%202018-2033_Fixed.pdf)



area north of St Andrew's Church on Cappell Lane, and the area east of the junction of the B180 Hunsdon Road with Kitten Lane.

Across the whole of our Ware Rural Ward, the local residents look towards Ware as their local town. They are linked by a variety of major radial roads to Ware, including the A10, B1104 and Cappell Lane. Local roads also provide additional links between the wards. The private car remains the most common mode of transport, but the area has better bus links than many parts of rural or semi-rural East Herts. Thundridge, Wadesmill and High Cross villages (all in Thundridge Parish) are all linked to Ware by the 331 bus route.<sup>140</sup> Wareside is linked to Ware by the M3<sup>141</sup>/M4<sup>142</sup> bus routes. Widford, meanwhile, is linked by the 351 to Ware<sup>143</sup>. Beyond local primary schools, pubs and churches, there are few local services or retail opportunities available in this area. For all residents, Ware is very much the closest town centre. Secondary school age children will often go to Ware for their education. For residents in Thundridge and Wareside, the closest GP, dentists surgery and pharmacy are located in Ware. For residents of Widford, Ware is also an important local option.

The four Church of England ecclesiastical parishes which cover the proposed ward: High Cross, Thundridge, Ware Christchurch, Wareside and Widford are all part of the Hettford and Ware Deanery – and together form the eastern border with the Bishop's Stortford Deanery.<sup>144</sup>

Ware Rural Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
HUN3	Wareside	All except area west of 'Fanhams Tributary'	Hunsdon	451	488
HUN4	Widford	All	Hunsdon	489	497
TST3	Thundridge	All	Thundridge and Standon	774	814
TST4	Thundridge	All	Thundridge and Standon	471	493
SAB2	Stanstead Abbots	area north of St Andrew's Church on Cappell Lane plus area east of the junction of the B180 with Kitten Lane	Stanstead Abbots	240	240
<b>Total</b>				<b>2,425</b>	<b>2,532</b>
Electoral Variance				6.71%	-4.09%

<sup>140</sup> Intalink, *331 Bus Timetable*, <https://passenger-line-assets.s3.eu-west-1.amazonaws.com/intalink/service/e7e36422-b70b-4272-9465-bfbbceedebe9-timetable-20210828-c173bca7.pdf>

<sup>141</sup> Intalink, *M3 Bus Timetable*, <https://passenger-line-assets.s3.eu-west-1.amazonaws.com/intalink/service/0efdb0fc-8c93-46e5-964d-81a0420b4066-timetable-20210926-902c734e.pdf>

<sup>142</sup> Intalink, *M4 Bus Timetable*, <https://passenger-line-assets.s3.eu-west-1.amazonaws.com/intalink/service/968abf67-d25e-426e-9bc8-9381515409bc-timetable-20210926-49ff7962.pdf>

<sup>143</sup> Intalink, *351 Bus Timetable*, <https://passenger-line-assets.s3.eu-west-1.amazonaws.com/intalink/service/e0fd9c46-17c0-4ff5-9635-23eb2d8b6be9-timetable-20210621-4f30100b.pdf>

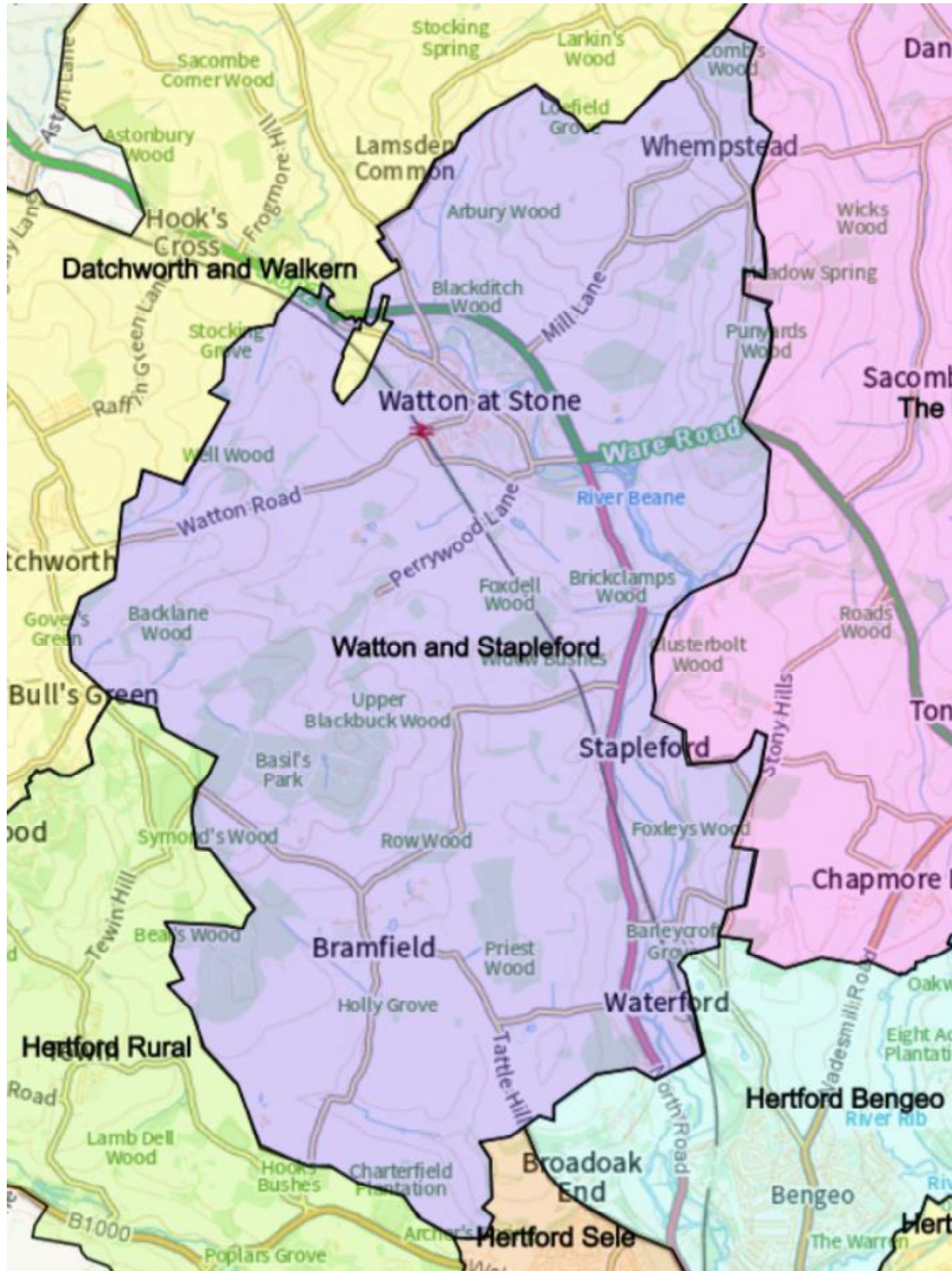
<sup>144</sup> Diocese of St Albans, *Diocesan Map*, <https://www.stalbans.anglican.org/wp-content/uploads/Diocesan-map-Aug-17.pdf>



## Watton and Stapleford Ward

1 member, 2027 variance: 9.4%

Comprised of the parishes of Bramfield, Stapleford and Watton-at-Stone



Our proposed ward of Watton and Stapleford occupies much of the open countryside between Hertford and Stevenage. The main roads between these two towns – the A602 and the A119 – run through the parish, linking Watton-at-Stone with Stapleford. Two local roads link Stapleford with the much smaller Bramfield parish (2027 forecast population 225). Transport links within the parish are fairly strong for East Herts villages. Aside from the strong road links, the 390 bus route links Watton-at-Stone 10 times a day with Stapleford parish (stops in both Stapleford and Waterford villages).<sup>145</sup> Watton-at-Stone also has a railway station on the Hertford Loop, which provides links to Stevenage, Moorgate and Kings Cross. This station provides a convenient alternative to driving to Stevenage or Hertford for people in the surrounding parishes.

The main centre for retail and services within the proposed Watton and Stapleford Ward is Watton-at-Stone, which has a village store, post office, butchers, and hairdressers.<sup>146</sup> It also has two pubs, a bakery/café and a takeaway.<sup>147</sup> However, for most goods and services, residents of Watton-at-Stone like those of Stapleford and Bramfield have to go to Hertford, Stevenage or Welwyn, all of which are accessible from all areas of the proposed ward. There are primary schools in Watton-at-Stone and Stapleford Parishes, but no secondary schools. Residents from the proposed ward all look towards Hertford and Ware for post-11 education.<sup>148</sup>

Social links between the three parishes within our proposed ward are strong. The Church of England parish churches of Watton-at-Stone, Bramfield as well as the two Stapleford parishes of Stapleford and Waterford are linked within the Beane Valley Benefice. This Benefice has a shared Ministry Team.<sup>149</sup>

Polling district	Parish	Watton and Stapleford Ward		Electorate 2021	Electorate 2027
		Description of area	Existing ward		
HRN4	Stapleford	All	Hertford Rural North	464	493
HRN2	Bramfield	All	Hertford Rural North	208	225
WAS1	Watton-at-Stone	All	Watton-at-Stone	2,044	2,170
<b>Total</b>				<b>2,716</b>	<b>2,888</b>
Electoral Variance				19.51%	9.39%

<sup>145</sup> Intalink, *390 Bus Timetable*, <https://passenger-line-assets.s3.eu-west-1.amazonaws.com/intalink/service/00686dbd-7c89-40e1-9772-bc594ade3d12-timetable-20210901-3484d1c6.pdf>

<sup>146</sup> Watton-at-Stone Parish Council, *Shops and Services*, <https://watton-pc.org.uk/shops-and-services/>

<sup>147</sup> Watton-at-Stone Parish Council, *Eating and Drinking*, <https://watton-pc.org.uk/eating-and-drinking/>

<sup>148</sup> Watton-at-Stone Parish Council, *Education*, <https://watton-pc.org.uk/education/>

<sup>149</sup> The Church Of England, *Watton-At-Stone Parish, About Us*, <https://www.achurchnearyou.com/church/7907/about-us/>

## APPENDIX: Ward Compositions

### Bishop's Stortford Review Area

Bishop's Stortford South Ward				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
BSO1	All except London Road Area moved into Central	Bishop's Stortford South	1,195	1,557
BSO2	All	Bishop's Stortford South	2,958	3,634
BSO3	All	Bishop's Stortford South	2,051	2,174
BSO4	All	Bishop's Stortford South	207	938
BSC3	Vicerons Place	Bishop's Stortford Central	46	46
MHA5	All	Much Hadham	52	52
<b>Total</b>			<b>6,509</b>	<b>8,401</b>
Electoral Variance			-4.53%	6.07%

Bishop's Stortford Central Ward				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
BSC1	All except Good Yard and John Dyde Close plus Town Centre area transferred to Meads	Bishop's Stortford Central	1,079	1,074
BSC2	All	Bishop's Stortford Central	2,148	2,279
BSC3	All except Vicerons Place	Bishop's Stortford Central	1,845	2,126
BSC4	All Except Tanners Wharf	Bishop's Stortford Central	1,128	1,205
BSS3	Areas off Villiers-sur-Marne Ave and Windhill			
	Woodhall Grove	Bishop's Stortford Silverleys	107	107
	The Nobles	Bishop's Stortford Silverleys	37	37
	Long Meadow	Bishop's Stortford Silverleys	56	56
	Wentworth Drive	Bishop's Stortford Silverleys	156	156
	The Stewarts	Bishop's Stortford Silverleys	96	96
	Sunningdale	Bishop's Stortford Silverleys	65	65
	Windhill (Odds)	Bishop's Stortford Silverleys	23	23
BSO1	London Road Area			
	London Road	Bishop's Stortford South	123	123
	Marlborough	Bishop's Stortford South	57	57
	Twylford Road	Bishop's Stortford South	60	60
	Twylford Close	Bishop's Stortford South	18	18
	Nelson Road	Bishop's Stortford South	33	33
	Riverboat	Bishop's Stortford South	1	1
	Proctors Way	Bishop's Stortford South	110	110
	Burley Road	Bishop's Stortford South	55	55
	Thorley Hill (evens)	Bishop's Stortford South	66	66
<b>Total</b>			<b>8,063</b>	<b>8,547</b>
Electoral Variance			18.27%	7.92%

Bishop's Stortford Silverleys Ward				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
BSS1	All minus areas transferred to Meads	Bishop's Stortford Silverleys	408	1,832
BSS2	All minus areas transferred to Meads	Bishop's Stortford Silverleys	1,678	1,678
BSS3	All minus areas transferred to Central	Bishop's Stortford Silverleys	1,882	1,882
<b>Total</b>			<b>3,968</b>	<b>5,392</b>
Electoral Variance			-12.70%	2.12%



Bishop's Stortford Meads Ward				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
BSM1	All except Dane Street, Hockerill Street, Red Lion Court	Bishop's Stortford Meads	2,574	3,516
BSS1	Area East of Hoggarts Wood	Bishop's Stortford Silverleys	0	1,424
BSS1	Area North of Cricketfield Lane and East of Dane O'Coys			
	Dane O'Coys	Bishop's Stortford Silverleys	38	38
	Whitehall	Bishop's Stortford Silverleys	13	13
	The Grove	Bishop's Stortford Silverleys	10	10
	The Pastures	Bishop's Stortford Silverleys	25	25
	Barnfield	Bishop's Stortford Silverleys	15	15
	Hulver	Bishop's Stortford Silverleys	0	0
BSS2	Area North of Hadham Road			
	Cricketfield Lane	Bishop's Stortford Silverleys	9	9
	Grailands	Bishop's Stortford Silverleys	43	43
	Carter Leys	Bishop's Stortford Silverleys	19	19
	North of Hadham Road (evens)	Bishop's Stortford Silverleys	25	25
BSS2	Windhill area			
	Windhill Odds	Bishop's Stortford Silverleys	15	15
	Regency Close	Bishop's Stortford Silverleys	28	28
	Bells Hill (Evens)	Bishop's Stortford Silverleys	25	25
	Windhill Evens	Bishop's Stortford Silverleys	25	25
BSC1	High Street	Bishop's Stortford Central	10	10
BSC1	Church Street	Bishop's Stortford Central	39	39
BSC1	South Street to Newtown Road (evens to 76)	Bishop's Stortford Central	7	7
BSC1	South Street to Newtown Road (odds to 53)	Bishop's Stortford Central	16	16
BSC1	Apton Road 2-18	Bishop's Stortford Central	16	16
BSC1	Nails Lane	Bishop's Stortford Central	12	12
<b>Total</b>			<b>2,964</b>	<b>5,330</b>
Electoral Variance			-34.79%	0.95%

Bishop's Stortford Parsonage Ward				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
BSA1	All except Norris Close, Manor Links, East of Manor Links, Cecil Close, Mayes Close, Shortcroft	Bishop's Stortford All Saints	2,781	2,992
BSA2	Edens Close	Bishop's Stortford All Saints	21	21
BSM1	Castle View	Bishop's Stortford Meads	39	39
BSM2	All except Hockerill Street (evens)	Bishop's Stortford Meads	2,036	2,215
<b>Total</b>			<b>4,877</b>	<b>5,267</b>
Electoral Variance			7.30%	-0.25%

Bishop's Stortford All Saints Ward				
Polling district	Description of area	Existing ward	Electorate 2021	Electorate 2027
BSA1	Roads off South of Dunmow Road	Bishop's Stortford All Saints		
	Norris Close	Bishop's Stortford All Saints	28	28
	Manor Links	Bishop's Stortford All Saints	72	72
	East of Manor Links Development	Bishop's Stortford All Saints	0	119
	Cecil Close	Bishop's Stortford All Saints	18	18
	Mayes Close	Bishop's Stortford All Saints	11	11
	Shortcroft	Bishop's Stortford All Saints	43	43
BSA2	All Except Edens Close	Bishop's Stortford All Saints	869	916
BSA3	All	Bishop's Stortford All Saints	2,158	2,358
BSC1	Area West of Railway Line and East of River	Bishop's Stortford Central		
	Goods Yard Site	Bishop's Stortford Central	0	1,032
	John Dyde Close	Bishop's Stortford Central	238	238
BSC4	Tanners Wharf	Bishop's Stortford Central	161	161
BSM1	Area West of Railway Line and East of River	Bishop's Stortford Meads		
	Dane Street	Bishop's Stortford Meads	20	20
	Bakers Court	Bishop's Stortford Meads	16	16
	Red Lion Court	Bishop's Stortford Meads	55	55
BSM2	Hockerill (evens)	Bishop's Stortford Meads	18	18
<b>Total</b>			<b>3,707</b>	<b>5,105</b>
			-18.44%	-3.32%



## Hertford Review Area

Hertford Bengoe Ward				
Polling district	Description of area	Existing Ward	Electorate 2021	Electorate 2027
HBE1	All	Bengoe	2,396	2,552
HBE2	All	Bengoe	1,754	1,961
HBE3	All	Bengoe	2,030	2,134
HSE2	Area east of Bramfield Road	Sele		
	Bramfield Road	Sele	5	5
	Broad Oak Lane	Sele	32	32
	Broadoak End	Sele	22	22
	Devey Way, Goldings	Sele	26	26
	Goldens Way, Goldings	Sele	21	21
	North Green, Goldings	Sele	8	8
	North Road (evens)	Sele	92	92
	The Walled Garden, Goldings	Sele	22	22
HCA6	Area north of A414	Castle		
	Hertingfordbury Road	Castle	68	68
	North Road	Castle	140	140
	North Road Gardens	Castle	13	13
	Royston Close	Castle	14	14
	Sele Road	Castle	130	130
<b>Total</b>			<b>6,773</b>	<b>7,240</b>
Electoral Variance			-0.65%	-8.59%

Hertford Sele Ward				
Polling district	Description of area	Existing Ward	Electorate 2021	Electorate 2027
HSE1	All	Sele	1,316	1,803
HSE2	Area west of Bramfield Road	Sele	462	517
HSE3	All	Sele	941	1,020
HSE4	All	Sele	1,311	1,578
<b>Total</b>			<b>4,030</b>	<b>4,918</b>
Electoral Variance			-11.33%	-6.86%

Hertford Kingsmead Ward				
Polling district	Description of area	Existing Ward	Electorate 2021	Electorate 2027
HKI1		Kingsmead	2,194	2,317
HKI2	Area South of Railway Line (North of Railway moved into HCA)	Kingsmead	2,312	2,411
HCA5	Area around Raynham/Ware Road	Castle		
	Raynham Street	Castle	66	66
	Ware Road nos 80 to 104	Castle	35	35
	Ware Road no 65A to 75	Castle	7	7
	Beechwood Close	Castle	39	39
	Copperwood	Castle	36	36
	The Spinney	Castle	44	44
<b>Total</b>			<b>4,733</b>	<b>4,955</b>
Electoral Variance			4.13%	-6.16%

Hertford Castle Ward					
Polling district	Description of area		Existing Ward	Electorate 2021	Electorate 2027
HCA1		All	Castle	1,761	1,918
HCA2		All	Castle	596	606
HCA3		All	Castle	1,252	1,348
HCA4		All	Castle	574	603
HCA5	Area minus sections moved to Kingsmead		Castle	2,524	3,260
HCA6	Area south of A414 (north of A414 moved into Bengoe)		Castle	169	202
HKI2	Area north of railway Line		Kingsmead		
		Dicker Mill	Kingsmead	11	11
		Marshgate Drive	Kingsmead	2	2
		Mead Lane	Kingsmead	4	4
		The Meads	Kingsmead	4	4
		Narrowboat <i>Busker</i>	Kingsmead	1	1
Total				6,898	7,959
Electoral Variance				1.18%	0.49%

## Ware Review Area

Ware Priory and Amwell Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
GAM1	Great Amwell	All	Great Amwell	1771	1904
WCC1	Ware	All except Gladstone Road	Ware Christchurch	1284	1345
WCC2	Ware	Little Widbury and area to the west	Ware Christchurch	1751	2060
WCW1	Ware	All	Ware Chadwell	2,516	2,646
WSM2	Ware	Orchard Close	Ware St Mary's	22	22
WSM3	Ware	Buryfield Maltings	Ware St Mary's	46	48
		Buryfield Terrace	Ware St Mary's	6	7
		Priory Street	Ware St Mary's	42	44
WTR2	Ware	Collett Road	Ware Trinity	1	1
<b>Total</b>				<b>7,439</b>	<b>8,077</b>
Electoral Variance				9.11%	1.98%

Ware St Mary's					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate
WCC1	Ware	Gladstone Road	Ware Christchurch	6	6
WSM1	Ware	All	Ware St Mary's	999	1078
WSM2	Ware	All except Orchard Close	Ware St Mary's	1,569	1,672
WSM3	Ware	All except area transferred to Ware Priory	Ware St Mary's	1,458	1,496
WTR1	Ware	All	Ware Trinity	885	963
<b>Total</b>				<b>4,917</b>	<b>5,215</b>
Electoral Variance				8.18%	-1.23%

Ware Trinity					
Polling district	Parish	Description of area	Existing ward	Electorate	Electorate 2027
WCC2	Ware	Area east and north east of Little Widbury	Ware Christchurch	1264	1307
WTR2	Ware	All except single house on Collett Road	Ware Trinity	1778	1876
WTR3	Ware	All	Ware Trinity	1,403	1,521
HUN3	Wareside	Area west of Farnhams Tributaries	Hunsdon	115	738
<b>Total</b>				<b>4,560</b>	<b>5,442</b>
Electoral Variance				0.33%	3.07%

## Sawbridgeworth Review Area

Sawbridgeworth Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
SAW1	Sawbridgeworth	All	Sawbridgeworth	3,689	3,940
SAW2	Sawbridgeworth	All	Sawbridgeworth	170	173
SAW3	Sawbridgeworth	All	Sawbridgeworth	1,184	1,610
SAW4	Sawbridgeworth	All	Sawbridgeworth	1,887	2,600
<b>Total</b>				<b>6,930</b>	<b>8,323</b>
Electoral Variance				1.65%	5.09%

## Buntingford Review Area

Buntingford Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
BUN1	Buckland	All	Buntingford	226	242
BUN2	Buntingford	All	Buntingford	5,695	6,247
BUN3	Wyddial	All	Buntingford	121	134
MCO1	Aspenden	All	Mundens and Cottered	189	208
MCO2	Cottered	All	Mundens and Cottered	584	817
<b>Total</b>				<b>6,815</b>	<b>7,648</b>
Electoral Variance				-0.04%	-3.44%

## Villages Review Area

Braughing and Standon					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
BRA2	Braughing	All	Braughing	1,089	1,134
PUC1	Standon (Puckeridge)	All	Puckeridge	2,236	2,511
TST1	Standon (Colliers End)	All	Thundridge and Standon	192	192
TST2	Standon (Standon)	All	Thundridge and Standon	1,120	1,192
BRA4	Hormead	All	Braughing	590	639
<b>Total</b>				<b>5,227</b>	<b>5,668</b>
Electoral Variance				15.00%	7.35%

Datchworth and Walkern Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
DAS1	Aston	All	Datchworth & Aston	701	1,468
DAS2	Datchworth	All	Datchworth & Aston	1,264	1,344
WAL2	Benington	All	Walkern	721	764
WAL3	Walkern	All	Walkern	1,154	1,209
<b>Total</b>				<b>3,840</b>	<b>4,785</b>
Electoral Variance				-15.51%	-9.38%

Hertford Heath and Brickendon Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
HHE1	Hertford Heath	All	Hertford Heath	1,868	1,964
HHE2	Brickendon Liberty	All	Hertford Heath	547	548
<b>Total</b>				<b>2,415</b>	<b>2,512</b>
Electoral Variance				6.27%	-4.85%



Hertford Rural Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
HRN5	Tewin (North)	All	Hertford Rural North	532	581
HRS1	Bayford	All	Hertford Rural South	382	399
HRS2	Hertingfordbury	All	Hertford Rural South	525	562
HRS3	Little Berkhamsted	All	Hertford Rural South	413	437
HRS4	Tewin (South)	All	Hertford Rural South	786	834
<b>Total</b>				<b>2,638</b>	<b>2,813</b>
Electoral Variance				16.08%	6.55%

Gilston Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
HUN1	Eastwick	All	Hunsdon	109	1,016
HUN2	Hunsdon	All	Hunsdon	930	1,145
HUN5	Gilston	All	Hunsdon	579	595
<b>Total</b>				<b>1,618</b>	<b>2,756</b>
Electoral Variance				-28.80%	4.39%

Little Hadham and the Pelhams Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
BRA1	Anstey	All	Braughing	272	291
BRA3	Brent Pelham	All	Braughing	158	169
BRA5	Meesden	All	Braughing	106	112
LHA1	Albury	All	Little Hadham	479	519
LHA2	Furneux Pelham	All	Little Hadham	437	461
LHA3	Little Hadham	All	Little Hadham	936	993
LHA4	Stocking Pelham	All	Little Hadham	141	159
<b>Total</b>				<b>2,529</b>	<b>2,704</b>
Electoral Variance				11.29%	2.42%

Much Hadham Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
MHA1	High Wych	All	Much Hadham	162	172
MHA2	High Wych	All	Much Hadham	456	475
MHA3	Much Hadham	All	Much Hadham	1,247	1,312
MHA4	Much Hadham	All	Much Hadham	406	441
<b>Total</b>				<b>2,271</b>	<b>2,400</b>
Electoral Variance				-0.07%	-9.09%

Mundens Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
WAL1	Ardeley	All	Walkern	<b>326</b>	<b>354</b>
HRN1	Bengeo Rural	All	Hertford Rural North	<b>502</b>	<b>538</b>
HRN3	Sacombe	All	Hertford Rural North	<b>136</b>	<b>144</b>
MCO3	Westmill	All	Mundens and Cottered	241	268
MCO4	Great Mundens	All	Mundens and Cottered	280	289
MCO5	Little Mundens	All	Mundens and Cottered	761	810
<b>Total</b>				<b>2,246</b>	<b>2,403</b>
Electoral Variance				-1.17%	-8.98%

Stanstead Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
SAB1	Stanstead St Margarets (East)	All	Stanstead Abbots	832	896
SAB2	Stanstead Abbots	All except part transferred to Ware Rural	Stanstead Abbots	1,267	1,374
GAM2	Stanstead St Margarets (West)	All	Great Amwell	420	452
<b>Total</b>				<b>2,519</b>	<b>2,722</b>
Electoral Variance				10.85%	3.10%

Ware Rural Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
HUN3	Wareside	All except area west of 'Fanhams Tributary'	Hunsdon	451	488
HUN4	Widford	All	Hunsdon	489	497
TST3	Thundridge	All	Thundridge and Standon	774	814
TST4	Thundridge	All	Thundridge and Standon	471	493
SAB2	Stanstead Abbots	area north of St Andrew's Church on Cappell Lane plus area east of the junction of the B180 with Kitten Lane	Stanstead Abbots Stanstead Abbots	240	240
<b>Total</b>				<b>2,425</b>	<b>2,532</b>
Electoral Variance				6.71%	-4.09%

Watton and Stapleford Ward					
Polling district	Parish	Description of area	Existing ward	Electorate 2021	Electorate 2027
HRN4	Stapleford	All	Hertford Rural North	464	493
HRN2	Bramfield	All	Hertford Rural North	208	225
WAS1	Watton-at-Stone	All	Watton-at-Stone	2,044	2,170
<b>Total</b>				<b>2,716</b>	<b>2,888</b>
Electoral Variance				19.51%	9.39%