

## Mansfield, Simon

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**From:** planning@fetchamresidents.co.uk  
**Sent:** 06 December 2021 01:49  
**To:** reviews  
**Cc:** chairman@fetchamresidents.co.uk  
**Subject:** Mole Valley Boundary Review- Response from the Fetcham Residents Association  
**Attachments:** LGBC - Mole Valley Wards - Fetcham Residents Association Response .pdf  
  
**Categories:** Submissions, Simon

Dear Sir,

Please find attached the response from the Fetcham Residents Association to the Mole Valley boundary review.

The FRA would very much wish to be contacted directly about the outcome of the consultation and the review. Meanwhile, I am very happy to be contacted should there be any aspects of our response that require further information or clarification.

Kind regards

Richard Bradfield  
Vice Chairman, Fetcham Residents Association

# Local Government Boundary Commission for England'

## Review of Mole Valley

### Fetcham Residents Association Response

The Fetcham Residents Association represents the residents of Fetcham.

Historically these are residents within the Ecclesiastical/Parish boundary of Fetcham (as depicted by the black dashed line in **Appendices 1 & 2**) and latterly including additions to our boundaries (as depicted by the red dashed line in **Appendices 1 & 2**)

Please note the encroachment of the present-day Bookham North Ward into Fetcham across much of the now developed historical **Fetcham Common**.

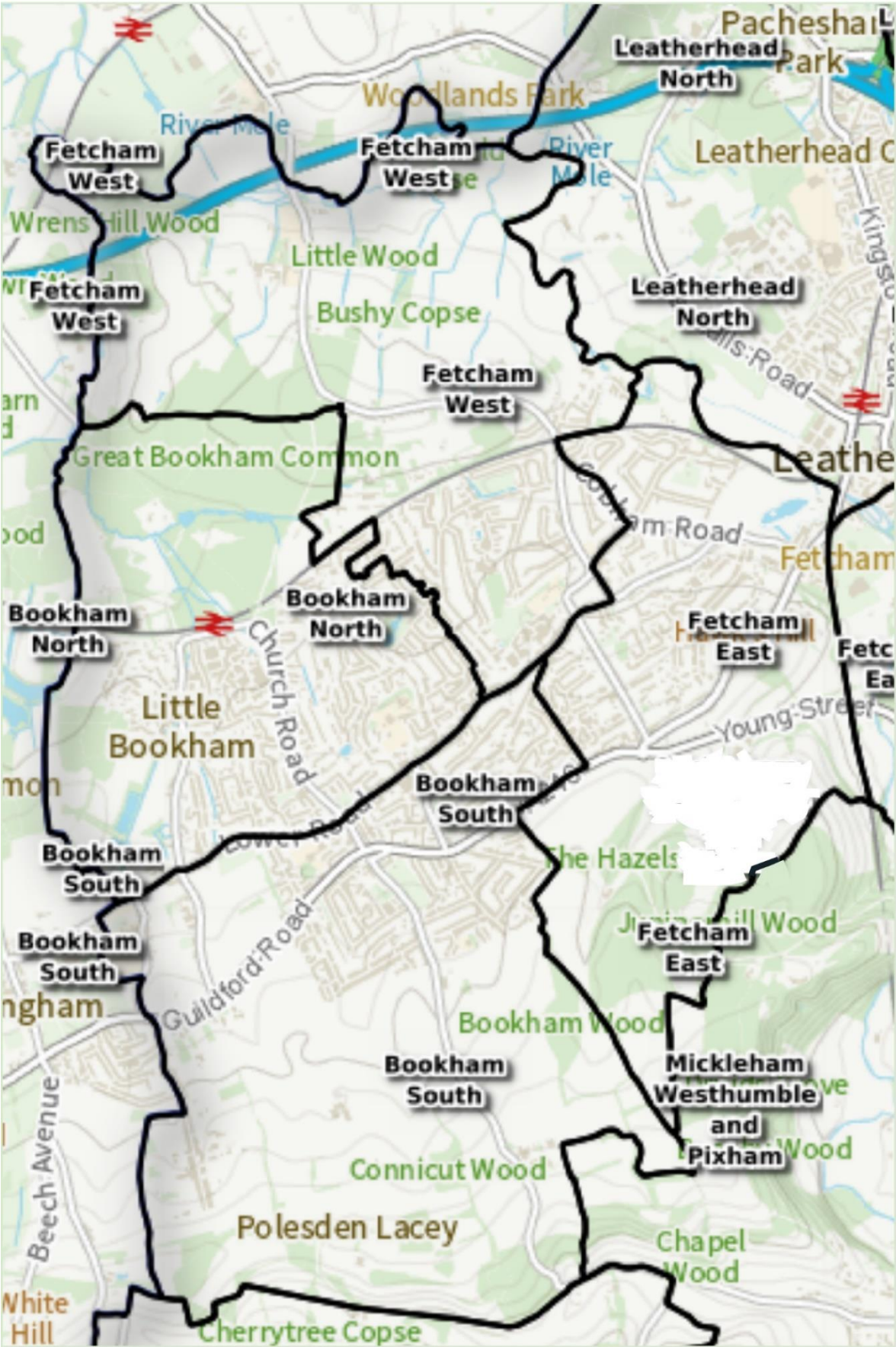
These notes reflect the opinions of the FRA's committee since it has not yet been feasible to adequately canvass opinions of our broader community.

In response to the Local Government Boundary Commission for England's review of Mole Valley, we would like to make the following points:

- 1) **Fetcham** is presently divided into two District Council Wards; Fetcham East & Fetcham West and described in **Map 1**.
  - a. The border between East & West wards may be generally described by the Cobham Road, School Lane, The Old Street and Lower Road.
  - b. This bisects the main retail area and principal Area of High Archaeological Potential.
- 2) **Fetcham West Ward** is comprised of Green Belt land to its north and residential to its south.
  - a. The Green Belt extends to where the River Mole forms a natural northerly boundary with the Elmbridge ward of Oxshott & Stoke D'Abernon, and to the east with Leatherhead North Ward. The westerly border is shared with the Bookham North Ward and the Elmbridge ward of Cobham & Downside Ward.
  - b. The developed border between the residential areas of Fetcham West and Bookham North wards has become increasingly 'confused' within historical **Fetcham Common**.
  - c. Further infill development in one ward is often only accessible by roads in another ward, inhibiting the natural sense of belonging to one or other village centre.
- 3) **Fetcham East Ward** is comprised of residential to its north and Green Belt land to its south.
  - a. The Green Belt area includes **Fetcham Downs** and extends to where historical and natural geological ridge features of Norbury Park influence a boundary with Mickleham, Westhumble & Pixham Ward.
  - b. The easterly boundary with is simply defined by the railway line.
  - c. The westerly boundary with Bookham South Ward abuts Bookham Wood and the southerly extent of residential housing in Bookham South Ward; before reverting to a planning line defining the westerly side of "**The Fetcham Gap**" ... land once set aside as an optional route for the M25.
- 4) **Distribution of Electorate**, data on a road-by-road basis is not readily available to the FRA.
  - a. This response acknowledges the Boundaries Commissions objective to achieve wards of similar electoral sizes, within a specific range.
  - b. The consequences of any following suggested boundary changes are expressed only the basis of numbers of properties/dwellings that would be involved.
  - c. For the purposes of this report, the electorate involved is presumed to be 2 per property/dwelling.

Map 1 - Present Day Ward Boundaries in North West for Mole Valley District Council

**Existing 2021 Ward Boundaries**  
for  
**Fetcham West & Fetcham East Wards**  
with neighbouring  
**Bookham North, Bookham South and Leatherhead North Wards**



Source: MVDC website

- 5) **Forecast Electorates** for existing Fetcham East and West wards are indicated to be 3316 and 3454 respectively.
- The given aim is that each Ward would have 5,800 electors +/- 10% ( i.e. between 5220 and 6380 electors)
  - A total of 6700 expected electors in Fetcham would logically indicate a designation as a One-Ward Village.**
  - The FRA would support such a designation, despite the forecast electorate being 15% above target.
- 6) **Boundary Realignment** may be expected of a single Fetcham's Ward boundary to reduce the forecast electorate by at least 5% to be no greater than 6380.
- Boundary realignments with wards of other District Councils is not anticipated to be feasible, desirable or useful.
  - The FRA would be opposed and could not support the loss of any of Fetcham's Green Belt designated areas (within both current Fetcham West & East wards), noting also that any such change would have a negligible impact upon the electorate total.
  - It has been noted that within the Bookham Residents Association's Response's Conclusions, point 4 states:  
  

"Southern part of Fetcham East: This is a rural area which would be better aligned to the Bookhams, indeed there is no access to this area directly from Fetcham."

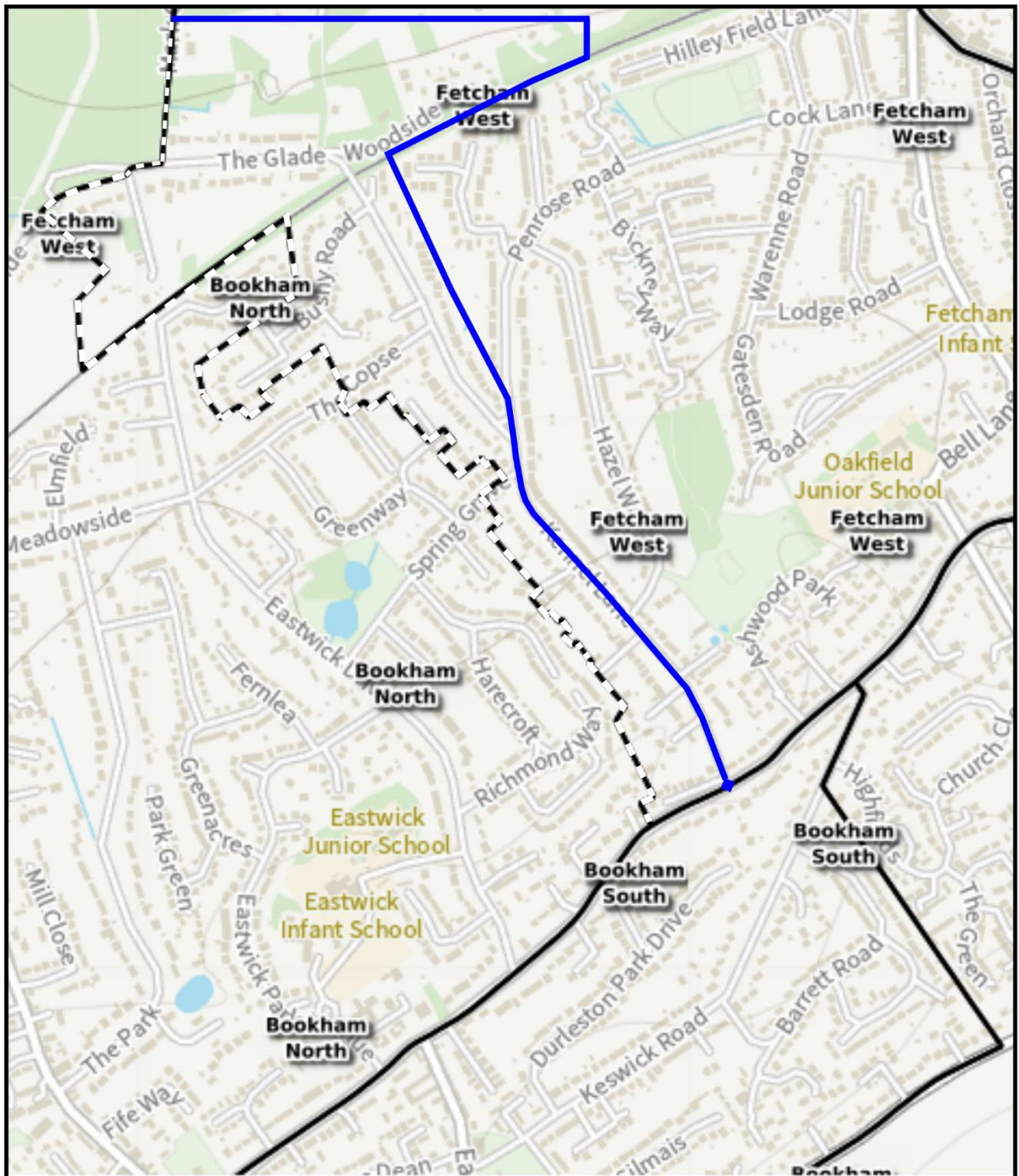
The FRA strongly challenge this 'claim' and point out that the ONLY two public car parks and principal access points to Norbury Park are off the A246 at the north and south ends of Young Street, both immediately adjacent to Fetcham's residential area.
  - Boundary realignments with Leatherhead North resulting in some most easterly residential areas of Fetcham coming under Leatherhead, could also not be supported. Again, the electoral numbers involved may be expected to be small and the ignoring of natural boundaries such as rivers, railway lines and open spaces would be counterintuitive.
  - There remains some scope for amending the current zig-zag boundary between Fetcham West and Bookham North. This is currently more reminiscent of a WW1 trench defence formation than a considered community boundary. A modest realignment to the East that continues the approx. vertical line between Bookham South & Fetcham East, could be a useful starting point.
  - Objectives should be to respect historical ties and associations with village centres and remove examples of a house being in one Ward and access to the central facilities of that Ward only being possible by traveling through another Ward.
  - Any further eastward encroachment would, by the inevitable necessity to seek the 'next natural boundary features' position a ward boundary with a neighbouring Ward immediately adjacent to important central features of Fetcham - our Churches, Schools and Heritage.
  - With the real prospect of a Mole Valley Local Plan being adopted that could result in significant further housing development of areas of Bookham, the need to retain local communities with their own identities is all the more important.
  - Boundary maps for Fetcham from 1771 (Appendix 1) and more recently 1994 (Appendix 2) are appended to provide historical context.



### Map 2 - FRA suggested realignment of boundary between Fetcham & Bookham



## Suggested 2023 Ward Boundary

between  
**Fetcham Ward**  
with neighbouring  
**Bookham Ward(s)**



Source: MVDC website

Legend:

	Existing boundaries
	Suggested boundary
	Superseded boundary

## 7) Suggested Realignment

- a. That the northerly Bookham North/Fetcham West boundary from Lower Road be moved 0.14 km eastwards to run up the middle of Kennel Lane, behind the properties on the east side of The Glade to the railway line that it then follows east before returning directly west behind properties along Woodside to re-join the existing boundary north along Mark Oak Lane.
- b. This would move some 200 properties from existing Fetcham West to Bookham North. Equating to a reduction of ~ 400 in the forecast Fetcham electorate to 6300, Only 8.6% above target and within the Commissions +/-10% range.
- c. In the process, a number of existing Ward anomalies would be resolved whilst also acknowledging the close geographical relationship with Bookham Common for residents in The Glade and Woodside.

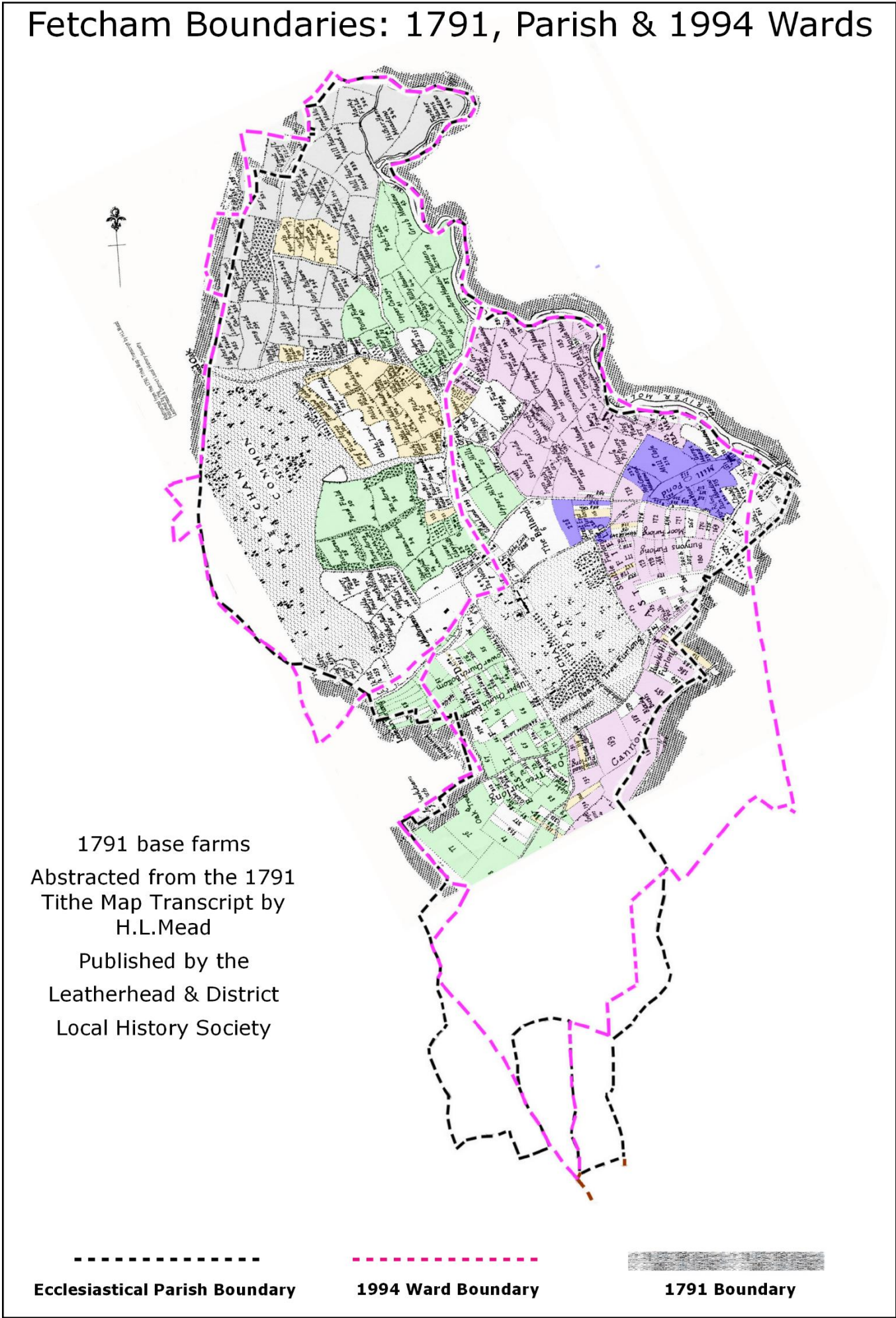
## Conclusions

- 1) That Fetcham be united, as one ward, providing the need for 3 Councillors, able to work together in the interests of all Fetcham residents.
- 2) In the first instance, an estimated electoral size of 6700 be retained, by exception, as being a consequence of the use of natural boundaries to the North, East and West and accepting the status quo of the Westerly boundaries.
- 3) Where it becomes required to reduce the electoral number to a maximum of 6380, it is suggested that some eastward realignment of the existing boundary between Fetcham West and Bookham North ONLY should be the principal methodology.
- 4) If practical, all houses in a particular road should be within the same Ward, except where a notable through road does itself form the logical boundary, as in the FRA's suggested use of Kennel Lane. Cul-de-sacs should not be 'stranded' in one ward, with sole access via roads in an adjacent ward.
- 5) It is recognised that increasing the electorate of North Bookham might exacerbate the issue of achieving a numerical balance between two Bookham Wards. However, we consider that to a quite separate and 'Bookham' issue to be resolved within their outermost boundaries.
- 6) The FRA could not recommend or support moving the boundary between Fetcham East and Bookham South eastwards. Any such change would severely intrude into and harm the core of the Fetcham community.
- 7) The FRA could not recommend or support moving the boundary between Fetcham West and Bookham North any further east than as suggested in this response. To do so, in such close proximity to the village's Junior school in particular, as well as our Churches, and would again severely divide the community.
- 8) The FRA does not recommend any significant changes to Fetcham's boundaries with Guildford Borough Council, East Leatherhead North Ward, Mickleham and West Humble Ward. Exceptions could be potential minor adjustment to utilise the M25 as the northerly boundary, if considered useful.
- 9) In order to protect Fetcham's existing mixed character and balance between residential and rural areas for the village and its community; the FRA is opposed to any re-distribution of our Green Belt areas to other Wards, and such changes would serve little purpose in balancing electoral numbers.
- 10) The FRA views the opportunity to unite the existing Fetcham West and Fetcham East wards as one Fetcham Ward as a positive move that will be welcomed by residents.
- 11) We would strongly oppose changes, beyond the modest suggestions we have made, that disrupt and degrade our sense of community and place within Mole Valley.

**Report prepared by Richard Bradfield, FRA Vice Chair and Planning.**

**5<sup>th</sup> December 2021**





This map illustrates the parishes of the Leatherhead and Bookham area in Surrey. The parishes shown include:

- Fetcham West** (multiple locations)
- Fetcham East**
- Bookham North**
- Bookham South**
- Leatherhead North**
- Leatherhead West**
- Leatherhead East**
- Leatherhead South**
- Leatherhead & Farnham**

The map also shows major roads such as the M25, A24, and A25, and various landmarks and farms including Great Bookham Common, Slyfield Farm, and Bookham Wood.



### Present Day Ward Boundary