

Review officer (Epping Forest)
Local Government Boundary Commission for England

1st Floor, Windsor House,
50 Victoria Street,
London SW1H 0TH

Epping Forest DC Boundary Review 2022

27/5/2022

EFDC has distinct geographical areas — South, North West, Central + East

South — Buckhurst Hill — Chigwell — Loughton

I have kept Buckhurst Hill East, Loughton Poding and Loughton Alderton intact.
It is possible to create two 3 seaters, but would mean creating a seat crossing the Buckhurst Hill Loughton border at GREEN WALK, which, I feel, would be opposed by ward councillors.
The area is part of Epping Forest constituency, having three County Divisions.

Central — Epping + Theydon Bois

The greater parts of Epping South (Allants PD + Centre Drive area) are connected to Theydon Bois by Ivy chimneys Road, not by Epping Road / High Road / B1393.
Hemnall Street (South side), Theydon Place and Madells are connected to B1393, but also to the other areas, described above, via Station Road, which I have partitioned.

This area joins with Theydon Bois by road and also the Central line.
The rest of Epping, including Coopersale, becomes the new Epping ward, Thornwood joining Nth West.
I've kept the whole commercial High St in the Epping ward as I feel it would be unifying.

The area has one County Division and lies within Epping Forest constituency.

NORTH WEST — WALTHAM ABBEY, EPPING UPLAND, N + ZEINB + THEYDON

Broadley Common, Epping Upland and Nazeing + Lower Nazeing becomes a 3 seater. Royal remains single.
This area is part of Nth West + Nazeing County Division and part of Havon constituency as recommended by the Commission for England to be so (BC, EU + NW + ZEINB).

For Waltham Abbey — Abbey ward to comprise the west side (River Lea) including current WA — SW, plus Crooked Mile area to the north and Sewardstone + High Beach Pds to the South.
Honey home + Monkswood I believe to be a good fit (mainly urban between the other wards).
Paternoster extends to the west, taking in the Parklands estates, growth areas and Beach Burns.
to the east it takes Upshire (linking Paternoster to the Epping Rd, B1393) + Woodbine Close.
Waltham Abbey has one County Division and is part of Epping Forest constituency.

IT IS SELF-CONTAINED, NEEDING NO EXTERNAL ADJUSTMENTS

EASTNORTH WEALD, ONGAR, LAMBOURNE, PASSING FORDHigh Ongar, Willingale + Rodings, Merton + EyfieldThornwood, Lower Sheering, Hastingwood, Matching + Sheering VillageNORTH WEALD + RURAL NTH

Formed by existing North Weald Bassett, together with Hastingwood and Thornwood (From existing Epping Lindsey + Thornwood Common). They are all part of North Weald Parish. At the last review, local councillors pushed for parish unification, though it was not possible at the time due to tolerance levels having a knock-on effect on adjacent wards. This area has been subject to change over the years, various parts being in Harlow or Brentwood + Ongar constituencies. Lower Sheering, Hastingwood, Matching + Sheering Village are in Harlow constituency, whilst the rest (less Thornwood) lie in the Brentwood + Ongar one.

ONGAR

Unified Chipping Ongar, Greensted + Morden Ashward with Skelley, taking in High Ongar Village (needed to lessen tolerance impact on Rural North ward). High Ongar Village has links with nearby Ongar town, people regularly walk across the bridge over the River Roding for shopping, High Ongar post office, or for pleasure.

LAMBOURNE + PASSING FORD

Part of the Brentwood + Ongar constituency and Ongar + Rural County Division. Most of the East follows this pattern (the exceptions being listed above).

SUMMARY

On reading comments listed by the Commission, it seems they are " minded to recommend 54 Clls for EFDC, and in turn the council aims to set out case within this document for a slight reduction in Council size to 54 members."

Keeping this in mind, I have listed distinct geographical areas, complied with the Commission's request for more 3 seat wards within a 54 seat framework and maintained communities. Most of the wards have been relatively easy to construct (much to my surprise), with only two polling districts needing change (ie Hemmell, Epping and Monkwood/Waltham Abbey).

P.S. adjustments

Coopersale Common & at present in Lindsey Nth PD should transfer to AL Coopersale PD with railway boundary map adjusted. Raised in 1999 Review.

Homeview Path (AU Fairmeads). Should New Oak Lodge transfer to St John's?

EFDC WARD BOUNDARY REVIEW 2022

TOLERANCE RANGE

1 seat	2121 ± 212	1909/2333
2 seat	4242 ± 424	3815/4666
3 seat	6362 ± 636	5726/6998

SECTOR OF DISTRICT		Tolerance
Buckhurst Hill East	3,960	-7%
Buckhurst Hill West	5,906	-7%
Chigwell Village	3,806	
+ Chigwell Row	1,991	
Groave Hill	5,797	-9.8%
Houghton Woods	5,753	-9.6%
Forest + St Mary's rd		
3721 + 2120	5,841	-8%
St John's		
3828 + Hillyfields PD		
769		
2152 + Whitehill PD	6,749	+6%
Redden		
Broadway	3861	
Fairmead	3567	
Hillyfields	764	
to St John's		
Aldeaton	3,764	-11%
Ranking	3,987	-6%
South total	48,421	
Central, NW + East total	66,102	
District total 2028	114,523	
15 x 3 seat wards	45	+10
4 x 2 seat wards	8	-12
1 x 1 seat ward	1	-10
	54	

20 wards / down from 32

report by Derek Jenkins

CENTRAL

Epping (see attached sheet)	7,020	Tolerance +10%
Theydon Bois + Epping South	7,067	+11%

NW OF DISTRICT

Broadley Common, Epping Upland + Mazeley 3105	6,745	+6%
Lower Mazeley 3640		-9%
Raydon	1,926	
Waltham Abbey		
Abbey	6,549	+3%
Honeylane + Monkswood	6,242	-2%
Patmosley (see attached sheet)	6,020	-5%

EAST OF DISTRICT

NORTH WEALD

NT4 WEALD BASSETT		
4519		
Thornwood	1106	
Hastingwood Nth	332	
Stn 803		
6,760	6,760	+6%

RURAL NORTH

Moneton + Fryfield	1875	
Lower Sheeting	2,014	
Matching PDS	811	
+ 2		
Sheeting Village	791	
Norton Mandeville	234	
Paston Common	407	
Abbers Beachcroft		
+ Berrington	439	
Willingale	466	
7,037	7,037	+10.6%

ON BAR

Chipping Ongar, Great		
+ Morden Ash	4,142	
Spelley	2,177	
Hipsgate CB	546	
6,865	6,865	+8%
Lamborne +	1770	
Passingford	2101	
3871	3871	-9%

Review Officer (Epping Forest)

Denise Jacobs

W6BCF,

27/5/22

EFDC Boundary Review

As an afterthought, though the 3 member Rural with word is large - it is not as large as the original + Rural Country Division. However I will present below an alternative should local members feel problems re electing members: -

monsters, making + sheering (2 member)

Rural NE (1 member)

CC	notton mandeville	234
CD	Pasham Common	407
CE	Willington	466
CF	A-B + B-R (Postings)	439
CP	Fyfield	722
		<u>2268</u>

Basically present H0W R. word
- High angar Village, plus Fyfield.
+ 70h.

W6 SOUTH WARD

W G W W

CJ	Bibbingsworth	250
CK	High lower East	76
CL	West	145
CM	little lower	95
CN	monkton lower	367
CO	magdalen lower	221
CX1	withing	616
CX2	in	195
CY	sheering	791
CZ	lower sheering	2014
		<u>4770</u>

+ 125h.

(includes Sports Centre site 71)

Commissioner Report

Epping Hemnall	5,437
Epping Hindsey -	6,147
Thorowood Common	1,106
ST	<u>104,788</u>
Theydon Bois	3,609
	<u>114,087</u>

turned in percentage
terms, using comparison of electorate in each
(see attached EFDC e-mail) - ~~words~~.
ratio of
Hemnall PD

Epping ward	7,020
Theydon Bois +	
Epping South	7,067

14,087

report by Denise Jacobs.

BREAKDOWN OF HEMNALL POLLING DISTRICT (AM)

DETAILS OF NEW WARD 2025 ELECTORAL FIGURES

EPPING WARD

ambleside	27
green trees	15
grave lane	3
hartland Rd	116
pt Hemnall St	115
High St	65
kendal Ave	149
Ravensmote	25
Starhome	13
pt Station Rd	69
Stencroft Hill (StH)	39
The Drummonds	52
Theyden Grove	265
Wedge wood CL	14
ST	967
Growth	100
AN Lindsey Nth	2,273
AO — StH	2,768
AL Cooperale	912
	<u>7,020</u>

Hemnall PD NTH	967
— — STH	1961
	<u>2928</u>
Commissioner report	<u>2928</u>

Commissioner Report

Epping Hemnall	5,437
Epping Lindsey —	6,147
Thornwood Common	1,106 —
ST	<u>10,478</u>
Theyden Bois	<u>3,609</u>
	<u>14,087</u>

THEYDEN BOIS + EPPING SOUTH WARD

Addison Court	53
Amesbury Close	23
Amesbury Road	46
Bell Common	113
Bridge Hill	81
Broadocks	119
Centre Avenue	103
— Drive	190
— Green	7
Half moon lane	16
pt Hemnall St	190
Ivy chimneys	152
Madells	98
Michell Rd	48
Ruben Rd	61
Springfield	99
Station approach	1
pt Station Rd	149
Sunnyside	169
Theyden Place	41
Western Ave	76
Woodland Grove	164

ST	1961
Growth	217
AK all into PD	1280
BE Theyden Bois	3,609
	<u>7,067</u>

Growth has been apportioned in percentage terms, using comparison of electorate in ea (see attached EFDC e-mail) ward
ratio of Hemnall f

Epping ward	7,020
Theyden Bois +	
Epping South	7,067
	<u>14,087</u>

report by Derek Jacobs

Schedule of Breakdown of Monkswood Polling District BQ

Details of new ward 2028 Electoral Figures

<u>Abbey ward</u>	
Norman close	30
Saxon way	8
Tudor way	103
	<u>141</u>

Crookall mile	196
Greenview grove	21
Harold cres	74
Hereward close	13
Holyfield	68
Mable gardens	101
mile close	12
monkham	22
near knights weir	1
Slope lane (W)	3
Valley close	86
	<u>597</u>

Margaret close	38
morewood	79
St. Wendell Drive	103
Willinghall close	34
	<u>254</u>

ST 992

<u>Growth</u>	
WAL R2	289
Lea Valley nursery	
minor growth	21

ST 1302

Waltham Abbey SW	3659
Sewardstone	1045
High Beach P.D.	543
	<u>6,549</u>

Honey Lane + Monkswood ward

Brookside	23
Broomstick Hill Rd	120
Farmhill Rd	160
Halfhides	86
Hewins close	15
Manor Rd	37
Monkswood Ave	279
Quendon Drive	36
Sewardstone Rd	14
Thurstall way	64
The Cobbins	30
The Glade way	31
	<u>900</u>

Rockford Ave Estate

Cedar walk	38
Cypress close	10
Elm close	72
Elm close	10
Harren Drive	20
Oak close	20
Rockford Ave	95
St Pauls Ave	11
	<u>256</u>

ST 1156
minor growth 21

ST 1177

Honey lane 5065

6,242

Paternoster ward

<u>Parklands area</u>	
Congreve Rd	50
Drayson close	88
Owl oaks	65
Smeaton close	68
	<u>271</u>

Newteswell Drive	117
Parvills	108
Pasfield close	60
Takeley close	36
	<u>321</u>

ST	592
Growth (minor)	21
WAL R1	
Abbey View nursery	272
WAL R3	
Parklands	221

ST	1106
Paternoster	3812
Breach Barns	463
Upshire	347
Woodbine close	292
	<u>6,020</u>

Waltham Abbey TOTAL

6549
6,242
6,020

18,811

CURRENT WARDS

High Beach	2226
Honey lane	5065
NE	4048
Paternoster	3812
SW	3659
	<u>18,810</u>

Monkswood Polling District 2022

per commission report 2740

Abbey ward 992

Honey lane + Monkswood ward 1156

Paternoster ward 592
2740

report compiled by
DEREK JACOBS

according to new polling district stats:
2028 High Beach P.Ds total 2227, not 22

, 11:51

Gmail - EF PER -hemnall pd --2928 /for 2022 + 317 growth to 2028



EF PER -hemnall pd --2928 /for 2022 + 317 growth to 2028

2 messages

Mon, May 23, 2022 at 11:08 AM

I'm trying to split this polling district along centre of station rd--i have breakdown for 2928 but only 71(sports centre) for growth-leaving 246 o/s...
[REDACTED] says she is unable to breakdown growth and suggested i e-mail the Commission.
I have done so and await reply--but thought it odd that growth cannot be itemised by street as other residents and cllrs will have the same problem...

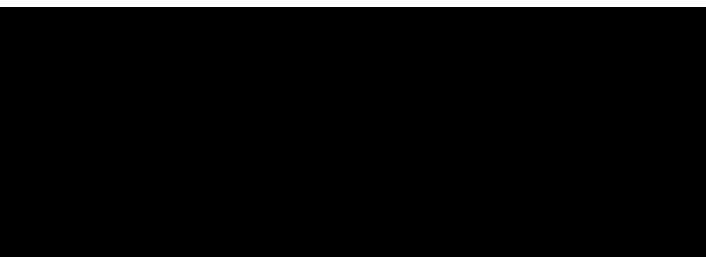
Mon, May 23, 2022 at 4:50 PM

Hello [REDACTED]

The projected growth within the soon-to-be-approved Local Plan is by area. We, with the help of our colleagues in Planning Policy, have attempted to match these areas with the current wards as best we can, to give the projected population levels. We simply don't have that level of detail for the projected growth for each street, and it would also be dependent on the schemes put forward by developers for planning approval - which we have no real way of predicting.

Hope that you are well.

Regards,



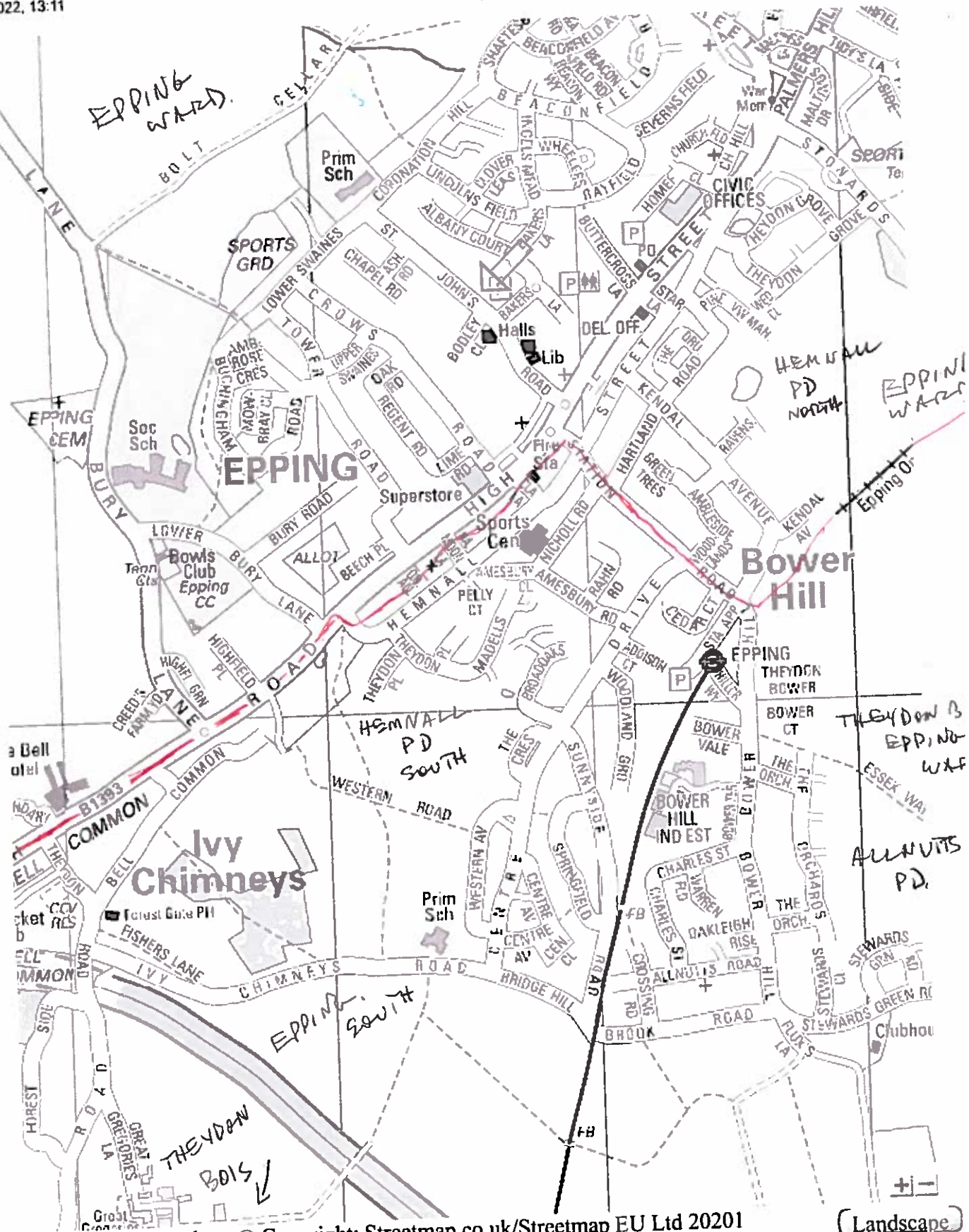
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Trust, One Team, Performance, Innovation & Customer.



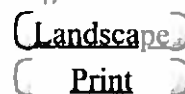
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