

## Electoral Review of Harlow Council

# **Response to the Local Government Boundary Commission for England's consultation on Warding Patterns**

This is a submission made by Harlow District Council and was approved at a full meeting of the Council on 28 July 2022.

## Executive Summary

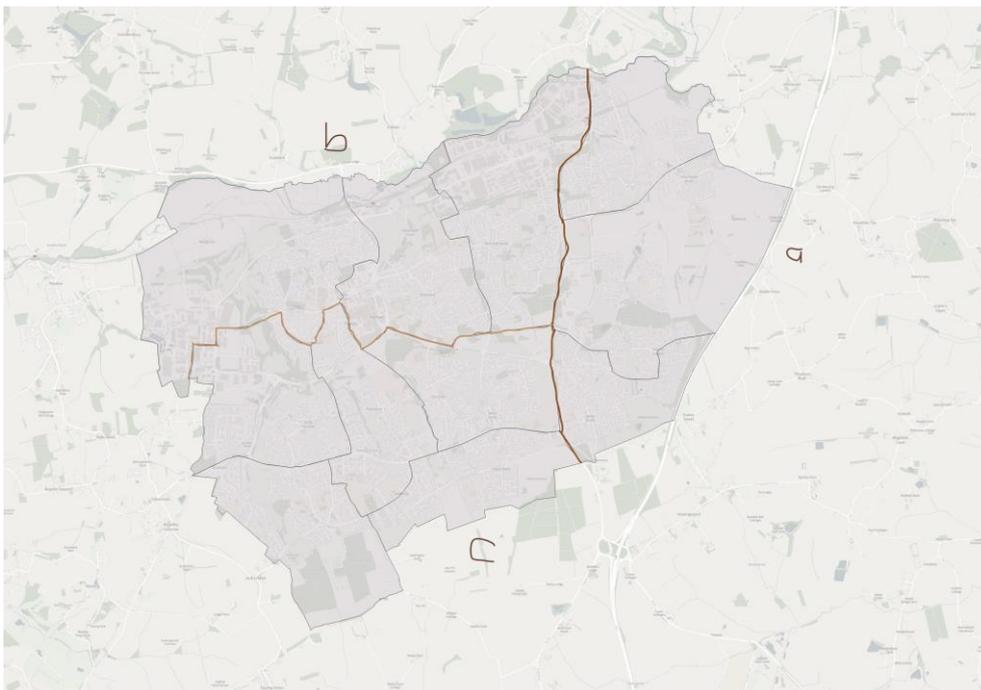
Harlow has changed significantly since the previous ward boundary review was conducted in 2002. The town has, and is continuing to experience, significant population and elector growth. There are also ambitious regeneration plans throughout the town with large scale infrastructure projects to support the expanding town. For example, a new junction for the M11 opened in June 2022 and work is taking place on the rebuild of the town centre as well as plans to secure a new hospital.

This is all encapsulated in the Harlow Town Plan, which will create a cohesive approach to Harlow's wider regeneration aspirations including the Harlow and Gilston Garden Town project and the town centre regeneration. With such significant change, Harlow will also face new challenges which includes ensuring effective democratic representation of new communities within Harlow. The Council has many long-established relationships with community and third sector groups and seeks to enhance these relationships through any changes to warding patterns. Harlow's elected representatives will play a key role in supporting the delivery of Harlow's Town Plan and the warding patterns proposed in this submission are critical components of this in order to cement and enhance the communities they service and ensure equality of votes across the town.

The Council's proposed warding patterns acknowledges the strong geographical features of the town that underpin the ward boundaries and provides an innovative solution balancing community cohesion, and electoral equality. There has been a focus on aligning key regeneration areas around the expanding town centre, strengthening existing connections and making governance of the town more effective.

This proposal sets out the reasoning behind each of the wards, as well as recognising some of the challenges in Harlow of creating ward proposals that balance the statutory criteria.

The proposal is split into three clusters:



**a) East of the A414**

It is proposed to ensure that the A414/A1184, a major dual carriageway, is a boundary all the way through Harlow to create three distinct wards.

In Harlow, the A414/A1184 currently functions as a North to South ward boundary throughout, except for about 400m in the extreme southeast where, during the last review, the ward of Harlow Common was established but truncated into two unrelated parts. This created a ward where the two parts have no natural linkages for shopping, schools, community associations, medical centres etc, and this ward is also split by two different county divisions. There have been large scale developments at Newhall and Gilden Way and are the reasons why the ward of Old Harlow is so over variance.

Therefore, we propose significant changes to bring together the communities to the East of the A414 and ensure electoral equality and good governance by using the physical line of A414/A1184 as the boundary line from North to South which is in line with the Boundary Commission guidelines.

**b) North Harlow**

The three wards of Mark Hall, Netteswell and Little Parndon are retained with minor changes to the ward boundaries. It is proposed that Netteswell includes the town centre, which assists in ensuring elector equality in Little Parndon, which is currently over variance.

**c) South Harlow**

This cluster has the remaining five wards of Great Parndon, Sumners & Kingsmoor, Abercrombie, Commonsides and Bush Fair, which now better represent the communities that are within it. A number of these areas are over-represented under the current warding arrangements, and this has been rectified whilst retaining community cohesion.

## Background

In May 2022, the Local Government Boundary Commission for England (LGBCE) began an Electoral Review of Harlow.

The review was triggered due to the number of wards (currently 6) with electoral imbalances across the Town (variance of more or less than 10% from the average ward electorate based on the March 2022 Electoral Register) and specifically the Old Harlow ward, which is currently over 40% above the average size and the ward which has seen the greatest amount of development.

Harlow currently has six of its eleven wards beyond variance limits:

### **Over Variance (under-represented)**

**Old Harlow  
Little Parndon & Hare Street  
Church Langley**

### **Under Variance (over-represented)**

**Great Parndon  
Staple Tye  
Sumners & Kingsmoor**

The table below from the Electoral Forecasting proforma shows the current electorate and variance for all wards:

<b>Name of ward</b>	<b>Number of cllrs per ward</b>	<b>Electorate 2022</b>	<b>Variance 2022</b>
<b>Bush Fair</b>	<b>3</b>	5,548	-4%
<b>Church Langley</b>	<b>3</b>	6,458	11%
<b>Great Parndon</b>	<b>3</b>	4,878	-16%
<b>Harlow Common</b>	<b>3</b>	5,456	-6%
<b>Little Parndon &amp; Hare Street</b>	<b>3</b>	6,505	12%
<b>Mark Hall</b>	<b>3</b>	5,340	-8%
<b>Netteswell</b>	<b>3</b>	5,745	-1%
<b>Old Harlow</b>	<b>3</b>	8,141	40%
<b>Staple Tye</b>	<b>3</b>	5,146	-11%
<b>Sumners &amp; Kingsmoor</b>	<b>3</b>	5,113	-12%
<b>Toddbrook</b>	<b>3</b>	5,565	-4%

## Council process and Approval

Following the formal request for the review, the Council established an Electoral Review Working Group in October 2021, chaired by Councillor Simon Carter, with the following Terms of Reference:

- (a) To oversee and ensure full Member involvement in and support to officers in progressing the review of Council size and the ward boundaries in Harlow by the Local Government Boundary Commission for England (LGBCE).
- (b) To formulate draft recommendations to the Local Government Boundary Commission for consideration by the Council relating to:
  - the total number of Members of the Council
  - the number and boundaries of electoral wards for the purposes of the election of Councillors
  - the number of Councillors to be returned by any electoral division
  - the name of any electoral area.
- (c) To make recommendation to the Council on its future electoral cycle if considered appropriate.

The Working Group comprised five Members and was politically proportionate with representation from both political groups on the Council.

Following the conclusion of the first part of the Review in March 2022, the LGBCE confirmed in April 2022 that it was 'minded to' recommend that the Council should continue to have 33 Councillors. This was contrary to the council's cross party supported proposal of 36 Councillors.

Harlow has an extremely high population density of 26.8 people per hectare, compared to 4.7 for Essex and 4.1 for England and higher overcrowding levels to Essex and England. Furthermore, Harlow has fairly low voter registration levels with a high proportion of Houses of Multiple Occupancy, ethnic minorities and low income families which shows that the electorate is not proportionate to the population. Due to this the Council believes that this 'minded to' decision has failed to take account of the expanding town and the impacts on Councillors, their workload and democratic access since councillors will not just represented those registered to vote but the population as a whole.

The working group have, however, sought to bring forward a proposal that matches the wishes of the LGBCE, having 11 wards of three members.

The second stage of the electoral review began on 10 May 2022 when the LGBCE opened its consultation on warding patterns. This submission is Harlow Council's response to this consultation and seeks to provide a full scheme which attempts to meet the statutory criteria to which the LGBCE is required to have regard:

- i) There should be equality of electorate across all wards (meaning councillors in each ward should represent the same number of voters);
- ii) Ward patterns should, as far as possible, reflect community interests and identities and boundaries should be identifiable; and
- iii) Electoral arrangements should promote effective and convenient local government.

The Warding Submission will be considered by the Local Government Boundary Commission for England over the summer period, and we understand the following timetable will apply:

	<b>Date From:</b>	<b>Date To:</b>
<b>Initial consultation</b>	10 May 2022	28 July 2022
<b>Consultation on proposals</b>	4 October 2022	12 December 2022
<b>Final report</b>	28 February 2023	
<b>Order laid in Parliament</b>	TBC	
<b>Effective date</b>	May 2024	

## Harlow Today

Harlow has expanded considerably since it was founded and developed as a New Town in 1947 and will continue to grow and develop.

The town is located in the west of the County of Essex and is bordered by Epping Forest district to the south, west and east; and East Hertfordshire district (in the County of Hertfordshire) to the north. Harlow is 38km north of London and 50km south of Cambridge. It has good access to the M11 (with the new junction 7a opened in June 2022), the West Anglia Mainline railway and Stansted Airport which is located 24km to the north-east.

Harlow is a small, closely knit community and the smallest local authority area in Essex, with a land area of 30.5 sq km and an extremely high density of population, especially when compared with neighbouring districts at 7,385 habitants per square mile.

There are no other local Government tiers such as town or parish councils. Harlow has a single district wide corporate strategy and town plan; it does not have individual ward strategies.

## Neighbourhood design

The New Town of Harlow was built around a series of neighbourhoods, dissected by large areas of natural and semi-natural spaces, now known as “Green Wedges”. They were a key feature of Sir Frederick Gibberd’s Master Plan for the town on the basis of bringing the country into the town. They are now nationally recognised as having similar status and protection as Green Belt, shaping the town’s subsequent growth. Additionally, the Town has a number of main artery roads which create the neighbourhood structure. The proposed ward boundaries, in many places, use these key features to denote democratic demarcation lines.

The neighbourhoods, as set out in the Master Plan, are focussed around a shopping centre with easy access to social and educational facilities, connected by a series of distributor roads together with a network of cycleways and footpaths. These were separated by the network of Green Wedges, which were designed to reflect the original landscape setting. These promote a keen sense of local identity and communities.

The Green Wedges continue to provide amenity space for residents, habitats for wildlife, transport corridors, locations for schools and sport and community facilities. The two principal employment areas, Templefields and Pinnacles, were located in the north and west of the district, close to the railway line. The Town Park was provided to the north-east of the town centre and was designed around existing landscape features and a hamlet.

These ideas are collectively known as the Gibberd Principles. All subsequent developments such as those at Church Langley, Newhall and Gilden Way in the East of the town are designed with these principles in mind, which are incorporated into the Harlow Design Guide and will apply to any future developments.

Harlow’s Local Plan was adopted in December 2020 and sets out a spatial planning strategy to shape the growth and development of the town until 2033.

## Methodology

The forecast electorate for the proposed warding patterns has used published figures for the 2028 electorate already submitted and accepted by the LGBCE (during the 1<sup>st</sup> stage of the electoral review on the proposed council size).

The Electoral Forecasting Proforma accepted by the LGBCE estimates that the total electorate will increase from 63,895 to 74,056 and the variances in electoral equality in the current warding pattern will be even more pronounced, as shown in the table below.

Name of ward	Number of Cllrs per ward	Electorate 2022	Variance 2022	Electorate 2028	Variance 2028
<b>Bush Fair</b>	<b>3</b>	5,548	-4%	6,053	-10%
<b>Church Langley</b>	<b>3</b>	6,458	11%	6,967	3%
<b>Great Parndon</b>	<b>3</b>	4,878	-16%	5,360	-20%
<b>Harlow Common</b>	<b>3</b>	5,456	-6%	5,958	-12%
<b>Little Parndon &amp; Hare Street</b>	<b>3</b>	6,505	12%	7,595	13%
<b>Mark Hall</b>	<b>3</b>	5,340	-8%	5,918	-12%
<b>Netteswell</b>	<b>3</b>	5,745	-1%	6,780	1%
<b>Old Harlow</b>	<b>3</b>	8,141	40%	11,070	64%
<b>Staple Tye</b>	<b>3</b>	5,146	-11%	5,590	-17%
<b>Sumners &amp; Kingsmoor</b>	<b>3</b>	5,113	-12%	5,611	-17%
<b>Toddbrook</b>	<b>3</b>	5,565	-4%	7,154	6%

Where current polling districts have been split to create the proposed new warding pattern, the new distribution of the forecast 2028 electorate has been calculated according to the location and type of planned residential development (Appendix 2) and reference to the distribution of the current electorate using the Commission's suggested ratio of electorate growth. We are of the view that, given the family orientated nature of the town and its new developments, this ratio may fall short of the actual electorate at the end of the period.

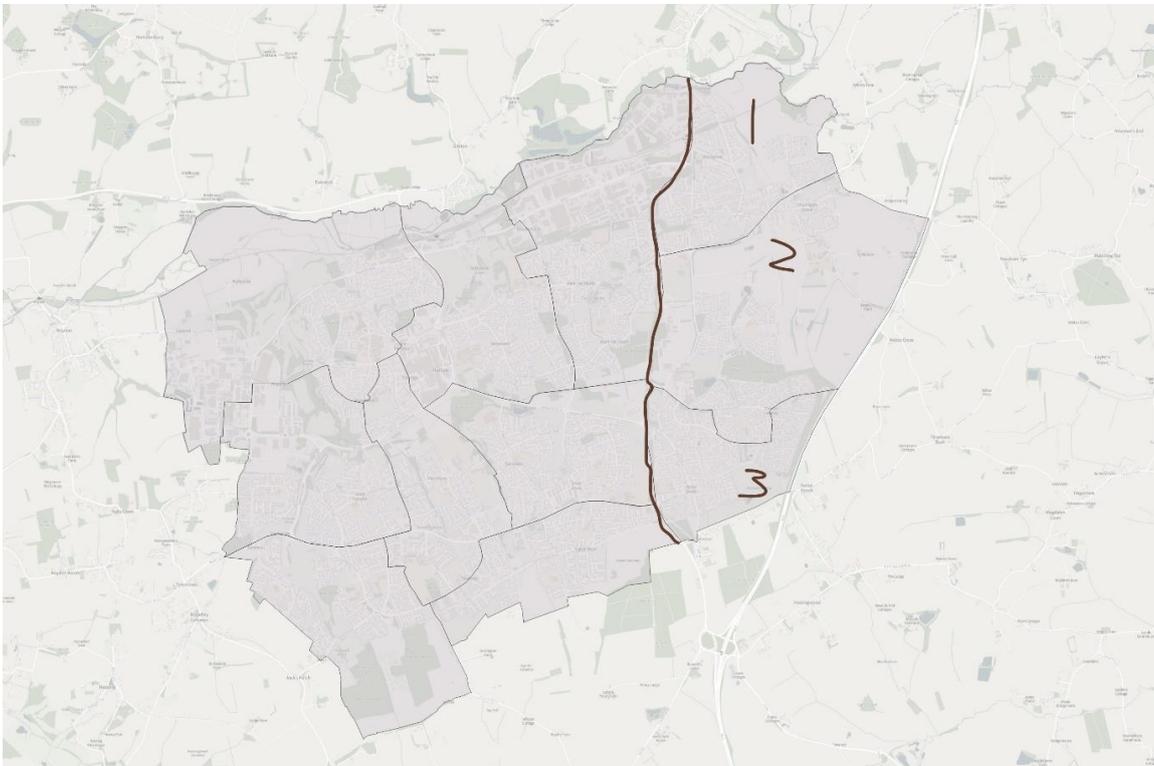
## Proposed Warding Patterns and Ward Names for Harlow

This proposal seeks to ensure electoral equality (shown clearly in Appendix 1) with minimum disruption to traditional neighbourhoods unless necessary, recognise physical boundaries, community links and seek good governance within the limitations required to ensure electoral equality.

Ward names have been chosen and agreed by the council to reflect the location of the wards and the identity of the communities within.

Well-established geographical elements, such as major roads, are used as the 'building blocks' for the ward boundaries and they can be split into three geographical clusters:

### a) East of A414



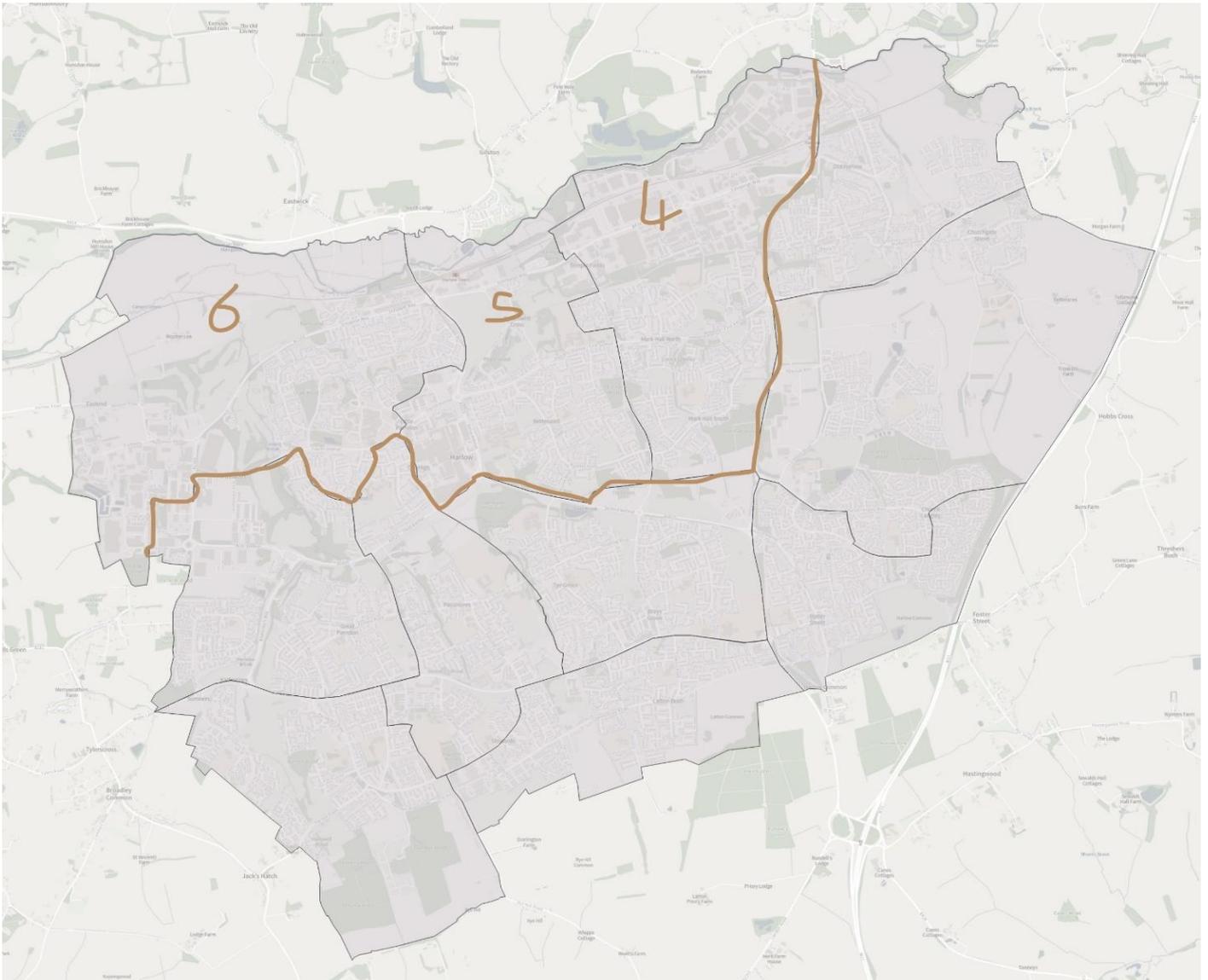
1. Old Harlow
2. Churchgate
3. Brenthall

This cluster has three wards which are located east of the A414/A1184. This is a major dual carriageway road going through Harlow and should be strengthened as a boundary all the way along.

The Post Office also uses the A414 as a postcode division, with all the area to the east (Old Harlow, Newhall, Church Langley and Potter Street) all coming under CM17, whilst the districts to the west of the A414 come under CM18, CM19 or CM20.

The current electorate east of A414 is 17,415 and when divided by the current average ward electorate of 5,809 shows that 3 wards are needed for this part of the town and not 2.5 that we currently have, meaning the population is significantly under-represented with current warding arrangements.

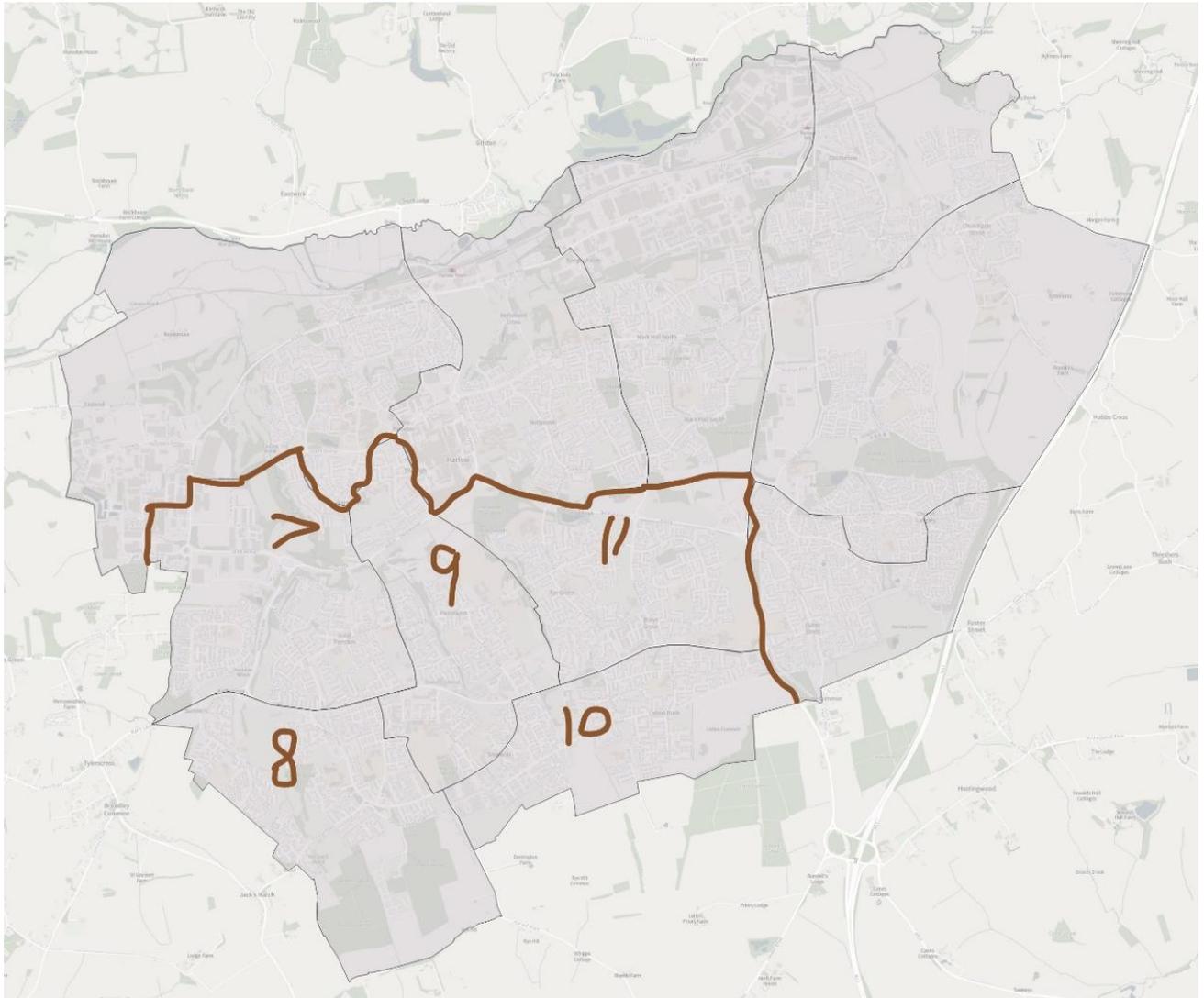
## b) North Harlow



4. Mark Hall
5. Netteswell and Town Centre
6. Little Parndon

This cluster has the three wards in the north which encompasses the Town Park, Town Centre and employment centres at Templefields and Pinnacles. The area is bounded by the A414/A1184 in the east and the A1025 in the south and Canons Brook and the district boundary to the north.

c) South Harlow



- 7. Great Parndon
- 8. Sumners and Kingsmoor
- 9. Abercrombie
- 10. Commonsidge
- 11. Bush Fair

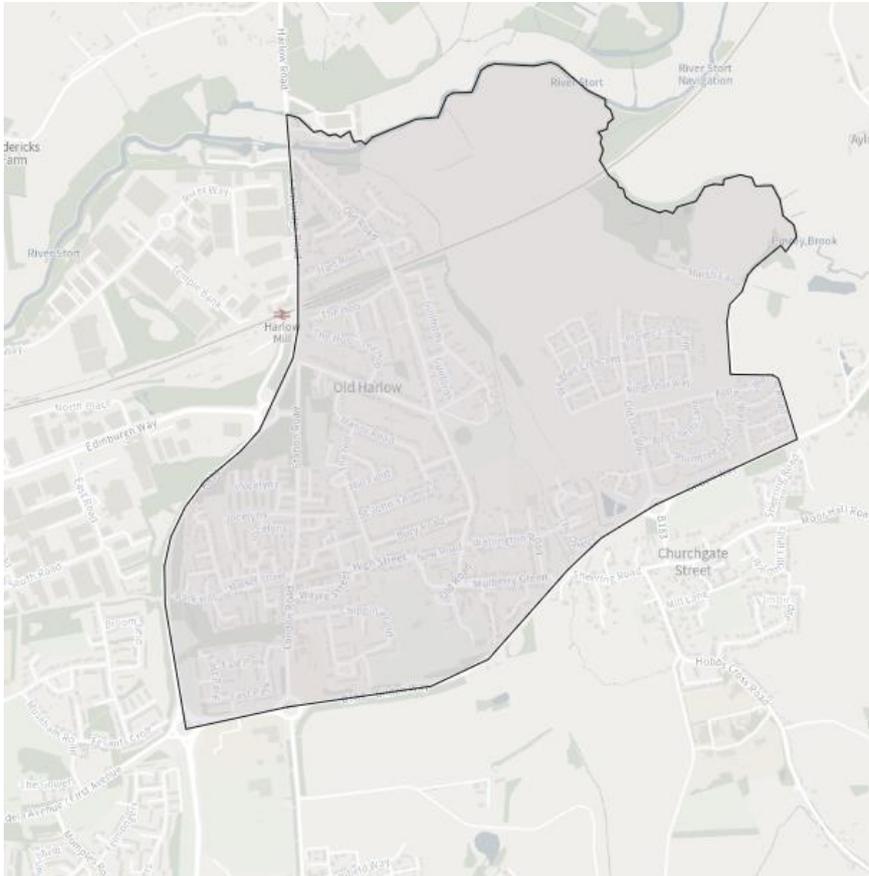
The area is bounded by the A414 in the East and the A1025 in the North and the district boundary to the south and west. It has the remaining five wards which can all be linked in some way but have been split according to certain communities and other natural boundaries.

**Each Ward will now be reviewed in detail on pages 12 to 22.**

## East of A414

### 1 - Old Harlow Ward

This ward will have a proposed total electorate of 6714 (2238 per Cllr) – 0.2% variance.



The current Old Harlow Ward is currently the most over the variance limit and will only grow bigger with the new development at Gildea Way and the Gilston Garden Town. Therefore our proposal addresses this issue immediately by reducing its size and creating a new boundary on the south using Gildea Way. There is already the physical boundary to the west, the A414 and there is no reason to change this. The proposed boundary along Gildea Way is a convenient feature for the purpose and with the recently inaugurated M11 junction 7a this road will experience far heavier traffic flows, reinforcing it as a full physical boundary.

### Proposed Ward Characteristics

Old Harlow has a strong well-established community and the residents within the new developments at Gildea Way will naturally look to Old Harlow for the provision of well rated schools and primary education.

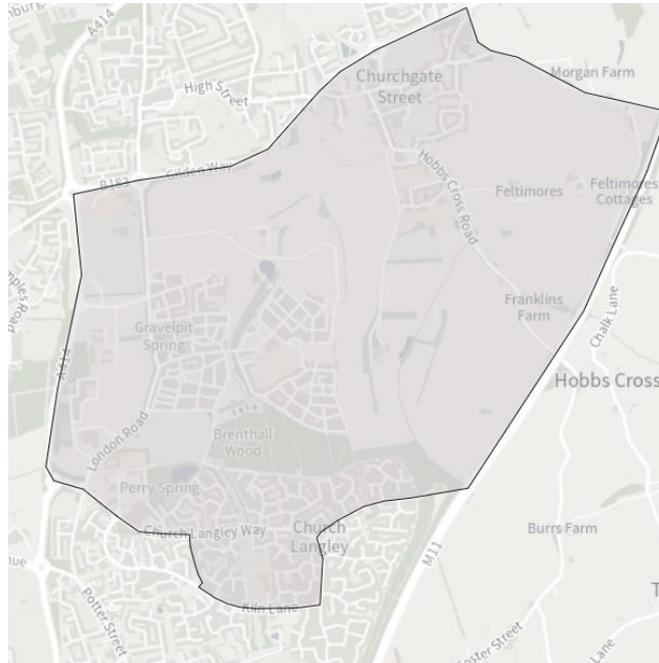
The local high street shopping has provision of the nearest and most convenient amenities and local entertainment/eateries and services such as the Old Harlow Library.

Other community and sport groups such as Harlow Women's Institute, Harlow Cricket Club, St John's Arts & Recreation Centre and Army Cadets are located in the Old Harlow Ward which will serve the area as well as the wider community of Harlow.

Gildea Way development has been marketed at families and professionals that need to access quick routes into London via Harlow Mill station and the new M11 junction 7a on the eastern edge of the proposed ward.

## 2 – Churchgate

This ward will have a proposed total electorate of 7221 (2407 per Cllr) – 6.7% variance.



This ward continues the A414 boundary to the west south from Old Harlow and the Gilden Way boundary to the North of this ward. It combines the rural Churchgate area with the new developments at Newhall and the northern part of Church Langley. The southern boundary will go along Church Langley Way and, in order to ensure elector equality, the boundary is taken south along a cycle track to Kiln Lane where it will go east and then up Lane End and finally along Old Hall Rise.

### Proposed Ward Characteristics

This area has undergone two significant residential developments in the last 20 years, Church Langley and now Newhall and is expected to be the area that will see most of Harlow's continued housing expansion in coming years. It is also the home of the Harlow Innovation Park and several major corporations.

This new ward has three communities within it – Churchgate Street, Newhall and Church Langley (north) and its planned residential growth will reduce any physical gaps and will assist in integrating newer communities with the oldest community of Churchgate Street: a true mix of old and new.

Developers have sought to integrate the developments at Newhall with those at Church Langley (north) by provision of pedestrian and cycle routes. All communities already share the various parks and recreation in the ward e.g. Church Langley playing fields and Mark Hall Sports Centre.

Churchgate Street has a thriving Residents' Association and a church at the heart of the community although many also use the shopping and leisure facilities located in Newhall and Church Langley.

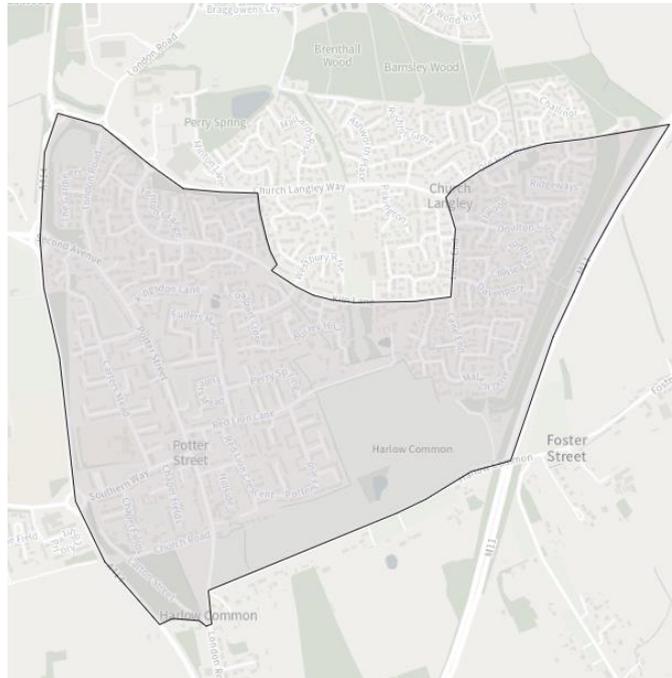
There is a well established and active Church Langley and Newhall residents' group on Facebook with over 5,200 members <https://www.facebook.com/groups/179824685969968>

All residents in the area share the medical and dental surgery at Church Langley - <https://www.clmp.co.uk/pages/Practice-Area>

The main community supermarket is Tesco located at the edge of Church Langley.

## 2 – Brenthall

This ward will have a proposed total electorate of 7239 (2413 per Cllr) – 7% variance.



This ward follows the A414 boundary to the south of the town and comprises of the Church Langley and Potter Street communities.

This ward will serve to integrate these two areas rather than the current unnatural linkage of Potter Street with Latton Bush on the opposite side of the A414.

### Proposed Ward Characteristics

The connectivity between the two districts comprises well-marked footpaths used by Potter Street residents to visit the Church Langley Medical and Dental Practice and the large Tesco supermarket. Many Church Langley residents frequent the main Harlow common in Potter Street for leisure and recreational purposes.

Local shopping hatch in Potter Street also provides complementary shopping to that within Church Langley.

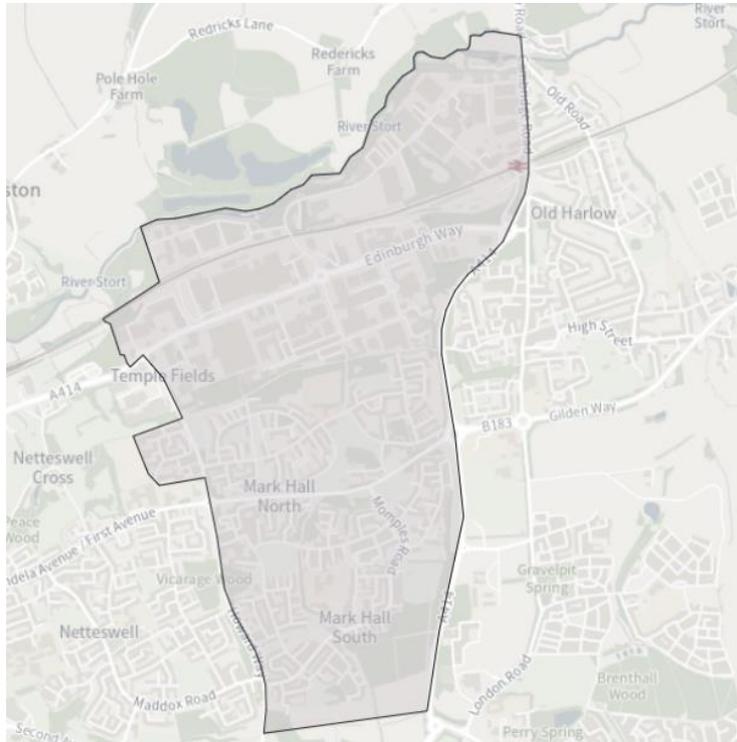
Other community links include:

- Shared medical and dental practice - <https://www.clmp.co.uk/pages/Practice-Area>
- Shared main supermarket - Tescos
- Shared public house – since the closure of the two Potter Street public houses, the manager of the Potters Arms in Church Langley reports an increasing number of customers from Potter Street as this is their nearest venue.
- Potter Street and Church Langley Cricket club, which plays at Church Langley Sports Field and has operated for almost 20 years. <https://potterstreet.play-cricket.com/home>
- Youth Football teams which take players from both Church Langley and Potter Street residential areas.
- Church Langley and Potter Street Baptist churches share the same Minister.
- Church Langley Community and Potter Street Community Associations have started to organise joint social and entertainment events for joint fundraising.

# North Harlow

## 4 - Mark Hall

This ward will have a total electorate of 6282 (2094 per Cllr) – 7% variance.



This is a well-defined and recognisable ward. The only change of significance proposed is to return the neighbourhood of Altham Grove from Netteswell. This is undertaken in the interests of electoral equality given the projected population increases in the new Netteswell and Town Centre ward. Furthermore, Altham Grove is isolated from the main populated parts of Netteswell and is more intrinsically linked with the neighbouring areas of Mark Hall north.

Its southern boundary line uses the brook rather than the main road so that the isolated properties in the south are transferred to the ward below where they will have a better connection with. The boundary line goes north up Howard Way encompassing Altham Grove before continuing all the way to the town's boundary.

### Proposed Ward Characteristics

This ward contains residential areas along with the industrial area of Templefields in the North.

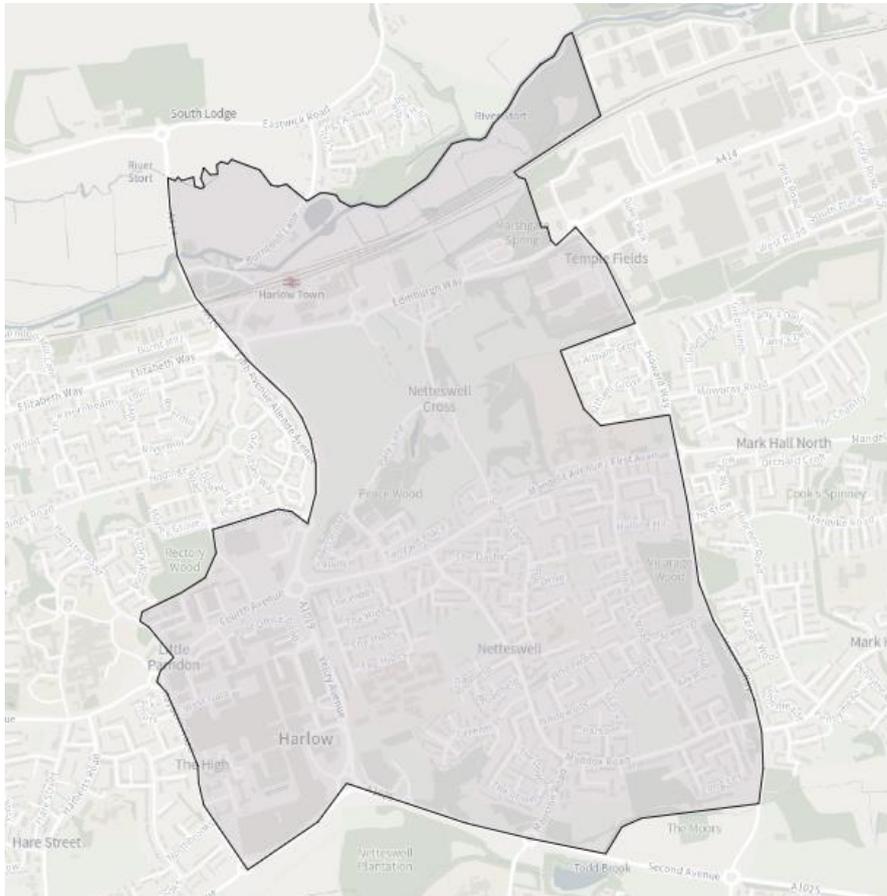
There is an Aldi supermarket located in The Stow at the western edge which will serve many residents from this ward as well as neighbouring Netteswell and Old Harlow wards. There are medical services provided in The Stow, the local Mark Hall Library and other local shopping and eatery facilities as its focal point along with schools and the business area in the north.

There is an active Mark Hall and Netteswell Residents' Association located in The Moot House Social Club in The Stow which also offers halls and rooms to hire and various community clubs and activities, including a small theatre.

The ready access to the designated industrial area via the cycle track network means that many local people look to Edinburgh Way and Temple Fields for employment.

## 5 - Netteswell and Town Centre

This ward will have a total electorate of 7242 (2414 per Cllr) – 7% variance.



Similar to Mark Hall this is a well-defined ward, the transfer of Altham Grove to Mark Hall ward has been explained above.

The main change to this ward is the incorporation of the designated town centre area. This is done by taking the boundary line in the west round the back of the Sainsbury's site and Wych Elm, which are considered to be in the Town Centre (and are designated as such in the Town Centre Regeneration Plan) to Fourth Avenue then down Haydens Road to reach the southern boundary of the A1025.

### Proposed Ward Characteristics

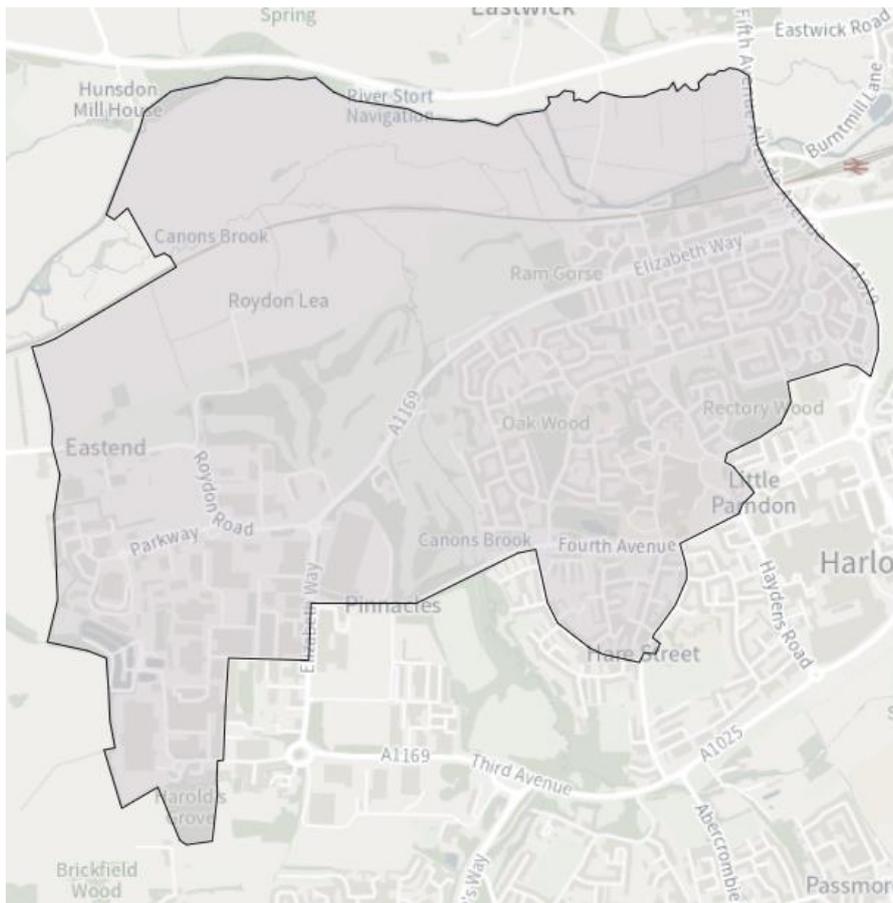
This has been done because Netteswell already contains two important areas of the designated Town Centre – the Harlow College and Harlow Leisure Zone and also includes Harlow Town Park. It is intrinsically connected to the town centre via a much-used underpass crossing and cycle track. This ward also includes many community groups which would be considered to be part of the Town Centre and used by the whole of Harlow, such as Leah Manning Centre, Streets2Homes homeless centre and Rainbow Services at Wych Elm, Plant Pots and Wellies, Harlow Men's Shed, Pets Corner and Harlow Park Run in the Town Park.

It is the logical ward to incorporate the town centre, which is to undergo significant regeneration development in the coming years including residential properties.

There is a clear catchment area for local schools as feeder schools for the secondary site at Burnt Mill Academy.

## 6 - Little Parndon

This ward will have a total electorate of 6272 (2091 per Cllr) – 7% variance.



This ward is currently over variance and so we have proposed a solution to reduce its electorate size using the natural road boundaries of Harberts and Helions Road. As the southern boundary goes along Fourth Avenue and meets Elizabeth Way, we propose that it goes down and then along Harolds Road so that the newly created flats on Elizabeth Way and Flex Meadow are transferred to the Great Parndon ward.

### Proposed Ward Characteristics

Little Parndon has a large residential area which includes an area of properties surrounding the Princess Alexandra hospital and the new development sites at Burnt Mill and Ram Gorse. It also includes the large industrial area to the west of Harlow and rural area in the North which holds the Canons Brook Golf Club, Harlow Greyhound Stadium and Harlow Football Club.

All of these areas, including the new developments within Little Parndon, will look to their community link along a unifying Elizabeth Way. These developments are either newly completed or yet to be occupied, but will seek to link their community with their nearest residential area – Little Parndon.

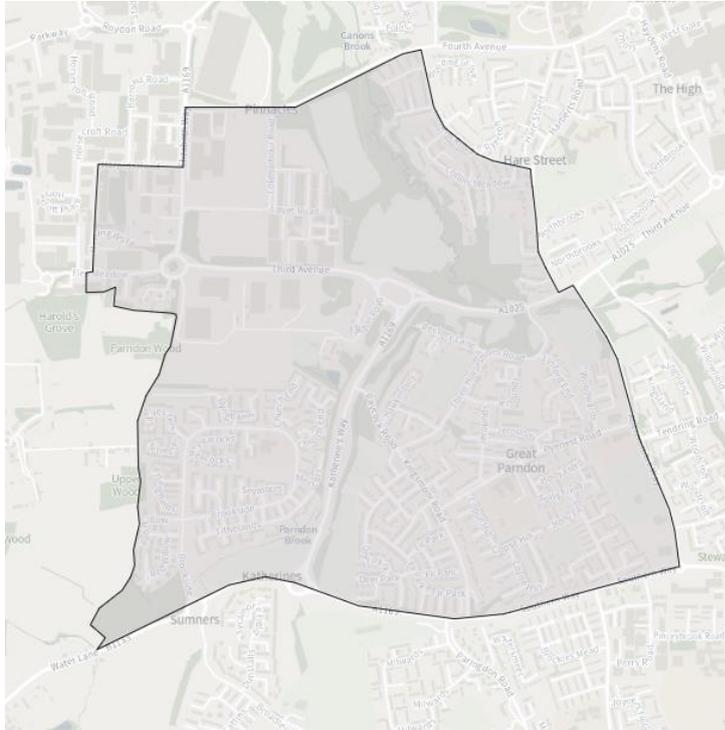
There is now a clear demarcation alongside the southern boundary with a policy and development led area within the town centre ward which is differentiated by their respective population and property densities proposed.

The neighbourhoods of Hare Street district, south of Fourth Avenue have connections with all surrounding wards through local schools, churches and recreation facilities and the boundary has been drawn along physical road boundaries and so that those closest to Fourth Avenue are included with Little Parndon.

## Southern Harlow

### 7 - Great Parndon

This ward will have a total electorate of 6165 (2055 per Cllr) – 9% variance.



This ward currently has the lowest variance, and so we propose that it is increased in the north to include areas of the Hare Street district, which will also simultaneously address the current over variance of the Little Parndon & Hare Street ward.

This ward will use the well-established line along Southern Way and Abercrombie Way before taking a new direction going up Harberts Road and then along Helions Road to Fourth Avenue. The boundary will continue on this road west to Elizabeth Way then rather than bring the boundary straight back down Elizabeth Way. We propose that it should take in the new developments in the business district closest to Great Parndon where office blocks have been converted to flats, namely Gemini House and Flex Meadow.

Using the Harberts and Helions clear boundary, the north of this ward takes in Collins Meadow and Canons Brook from Little Parndon and Miles Close and Toddbrook which are currently in the Toddbrook ward.

#### **Proposed Ward Characteristics**

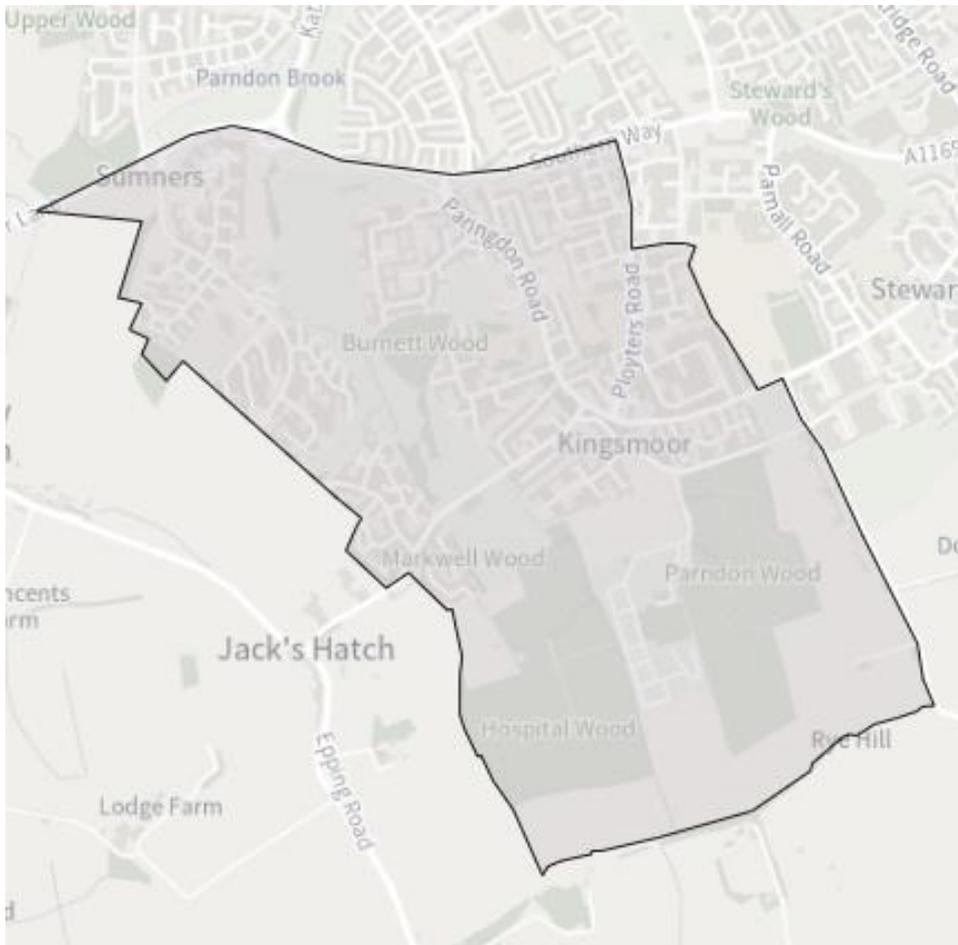
Hare Street district is an area too small to constitute a ward in its own right and is already split between Little Parndon and Toddbrook Wards, without any discernible impact on the community.

The Great Parndon Community Association is located west of Abercrombie Way and serves the local residents in the area with many community clubs and events.

The proposed ward unites the residents that are within new permitted developments linking those communities with their nearest amenities and centres of population.

## 8 - Sumners and Kingsmoor

The total electorate for this ward will be 6525 (2475 per Cllr) – 3% variance.



This ward is currently under variance and so to increase its electorate numbers it is proposed to move the boundary to include two estates from the east side, namely Moorfields and Joyners Fields, which were traditionally neighbourhoods of Kingsmoor district; no other changes are proposed to this ward.

### Proposed Ward Characteristics

These two areas of Sumners and Kingsmoor have been linked politically for the last 20 years and the Council is of the view that residents have a clear ward identity.

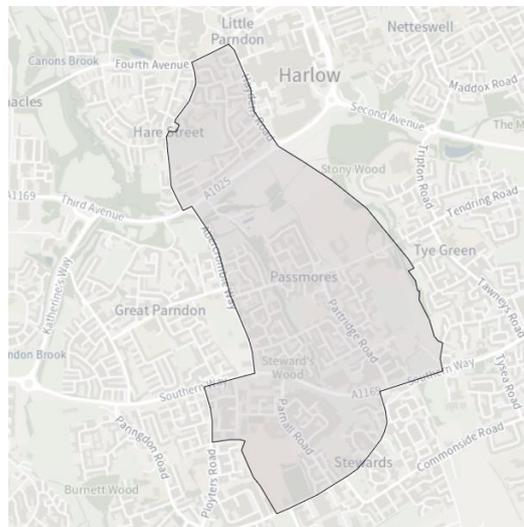
The inclusion of further areas is characterised by following an existing Harlow green corridor buffer between neighbourhoods dissecting Paringdon Road at Rye Hill Road, linking those communities more effectively.

The communities in this ward are connected by roads, natural pathways and green spaces such as Mallows Green Sports Field and Parndon Wood Nature Reserve which are used by all residents in the area. This also includes leisure facilities at Paringdon Sports & Social club, Fairways Sports & Social Club along Parsloe Road, which is located in the middle of this ward. There are Scouts Association facilities at Milwards and Ridsen Wood.

Sumners and Kingsmoor also contains community churches and the Harlow Islamic centre located along Paringdon Road.

## 9 - Abercrombie

The total electorate for this ward will be 7329 (2443 per Cllr) – 8% variance.



The proposal for this ward, centred on the traditional district of Passmores, is to create electoral equality by taking in some additional contiguous neighbourhoods of the Hare Street district to the north and several Staple Tye neighbourhoods to the south, including the shopping and commercial area of Staple Tye itself.

The Town Centre areas are removed as these are proposed to be part of the Netteswell ward, which as described above, link better with that area.

The Hare Street areas which have been transferred into this ward are the most logical areas to ensure electoral equality.

The proposal is to follow Haydens Road to Third Avenue and then the cycle path down to Southern Way, thus relinquishing areas which should be in Bush Fair (see below). The boundary will cross Southern Way to take in areas around Staple Tye Shopping Centre before the boundary will head back north up Abercrombie Way and finally using Haydens Road as a solid boundary to reach Fourth Avenue.

### Proposed Ward Characteristics

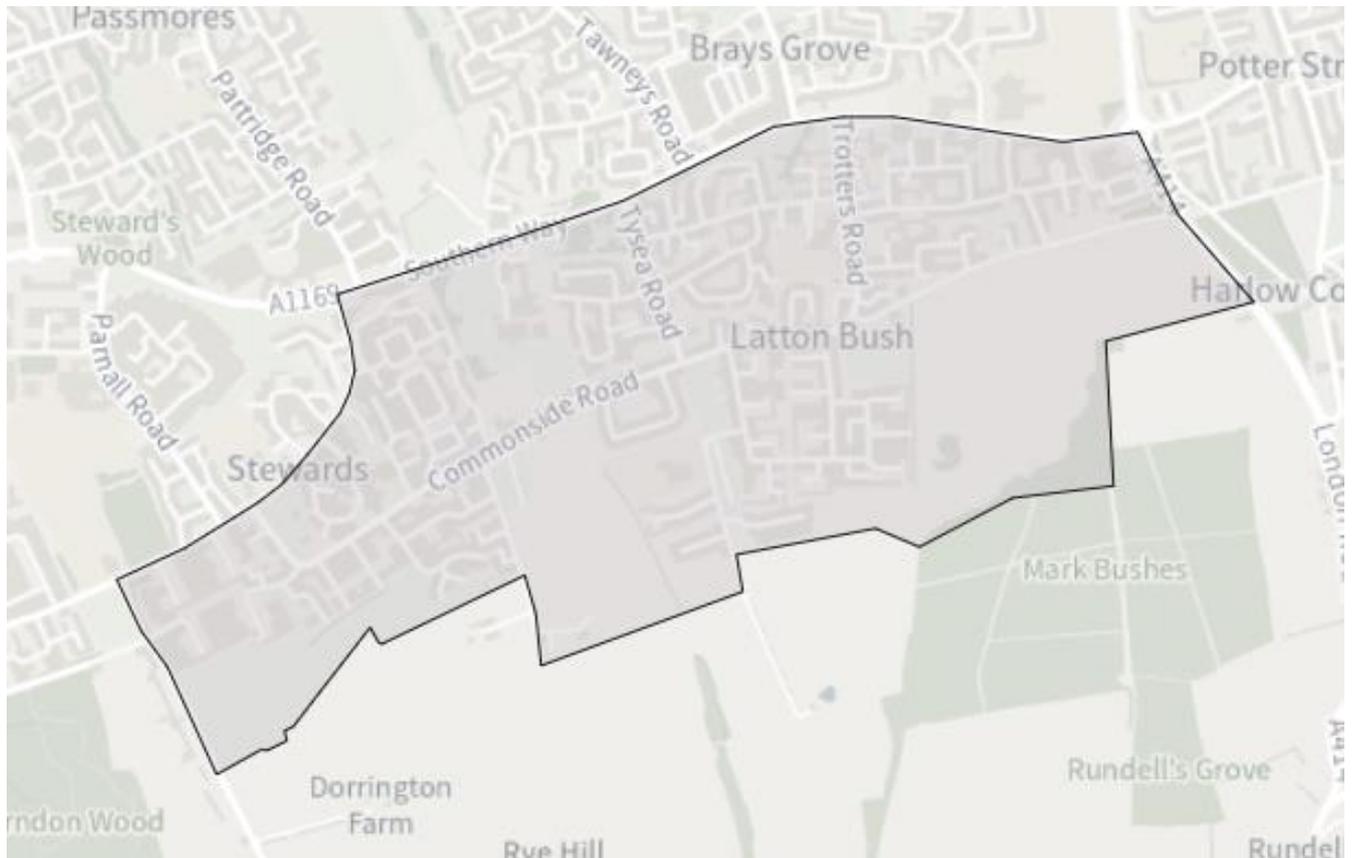
The neighbourhoods east of Harberts Road, e.g. Little Grove Field, Wedhey and Sharpecroft, are closest to the other areas in this proposed ward north of Third Avenue and all properties in this area will use the Northbrooks sports ground and Hare Street schools as well as local religious buildings. This ward contains the Salvation Army Centre which is located in the middle of the ward along Tendring Road and serves the whole community.

It should be recognised that the Staple Tye shopping centre, which is located in the south of this ward, is already intricately connected to neighbourhoods to both the north and south of Southern Way with a number of pedestrian crossing points along this stretch of road. Communities and residents on both sides frequently describe their location as being 'Staple Tye' or 'near Staple Tye,' referring to their proximity to the shopping area, rather than any association with the current Staple Tye ward.

Furthermore, the areas share local primary schools as well as two large secondary schools, Stewards Academy and Sir Frederick Gibberd College.

## 10 - Commonside

The total electorate for this ward will be 6288 (2096 per Cllr) – 7% variance.



The proposal for this ward restores the unity of areas around Commons Road and Latton Bush which were previously split between Bush Fair, Harlow Common and Staple Tye. The ward has clear boundaries, comprising the A414, Southern Way, Paringdon Road and Rye Hill Road.

### **Proposed Ward Characteristics**

All neighbourhoods in this ward already share a number of schools, medical and community services and it should be recognised that Commons Road is the physical artery and feature linking the Latton Bush and Staple Tye areas. The popular Royal British Legion social club is located along this road and there are many community groups and businesses located at the Latton Bush Centre.

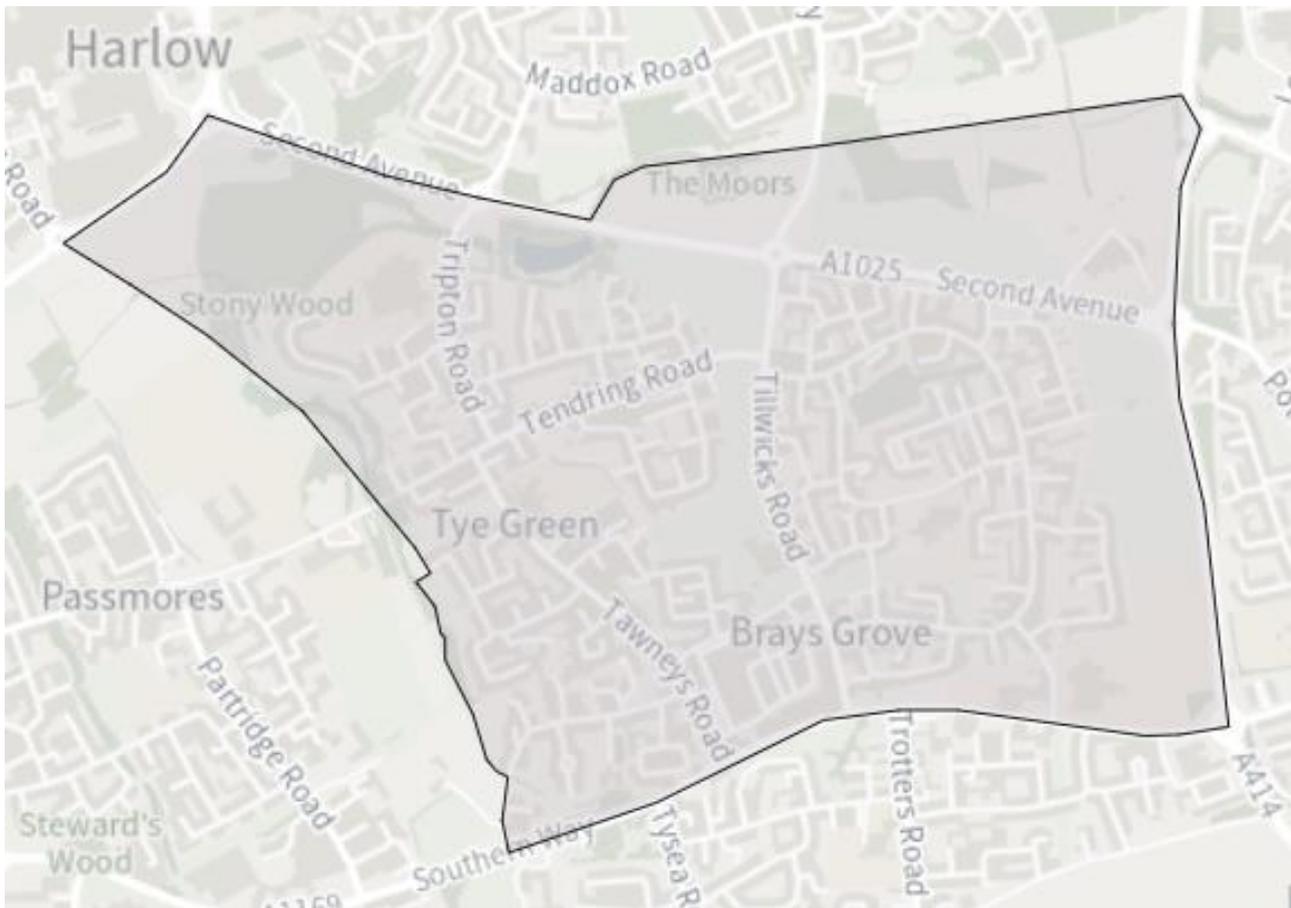
The ward has defined and clear ward boundaries to the east, north and west using main roads,

The ward has catchment for primary education at Pear Tree Mead School and Latton Green Primary Academy and looks to its local amenities at the existing shopping hatch at Clifton Hatch which serves the original neighbourhood design.

There is a Residents Association for Berecroft and the Harlow Chinese Community is located in Lower Meadow, off Commons Road.

## 11 – Bush Fair

The total electorate for this ward will be 6774 (2258 per Cllr) – 0.62% variance.



The proposal for this ward is to bring the traditional Tye Green neighbourhood areas currently isolated within the Toddbrook ward back within Bush Fair, namely Westfield, Bushey Croft and Stony Wood and to consolidate the boundary to the south of Southern Way.

The main boundary line for this will be the A414 and then it will go west along Southern Way and just after Tye Green Village the boundary will go north up the cycle path all the way to Third Avenue. The boundary will follow Third Avenue but then take a slight detour northwards following the Todd Brook rather than the road so as to take in the small farmstead properties by the Clock Tower, which are fundamentally linked with Bush Fair than they currently are with Mark Hall.

### Proposed Ward Characteristics

Bush Fair, a larger neighbourhood shopping precinct, provides a focus for the local community to meet, shop and work and also contains the Ross Practice Doctors surgery that provides health and dental services for that neighbourhood grouping, west of the A414.

The ward contains primary education at Purford Green, Holy Cross and William Martin Schools that are feeder schools to the new Passmores Academy on Tracyes Road located in the south of the ward.

Harlow Rugby Club will now be included in the Bush Fair ward with the proposed boundary running along the brook above this area.

Appendix 1

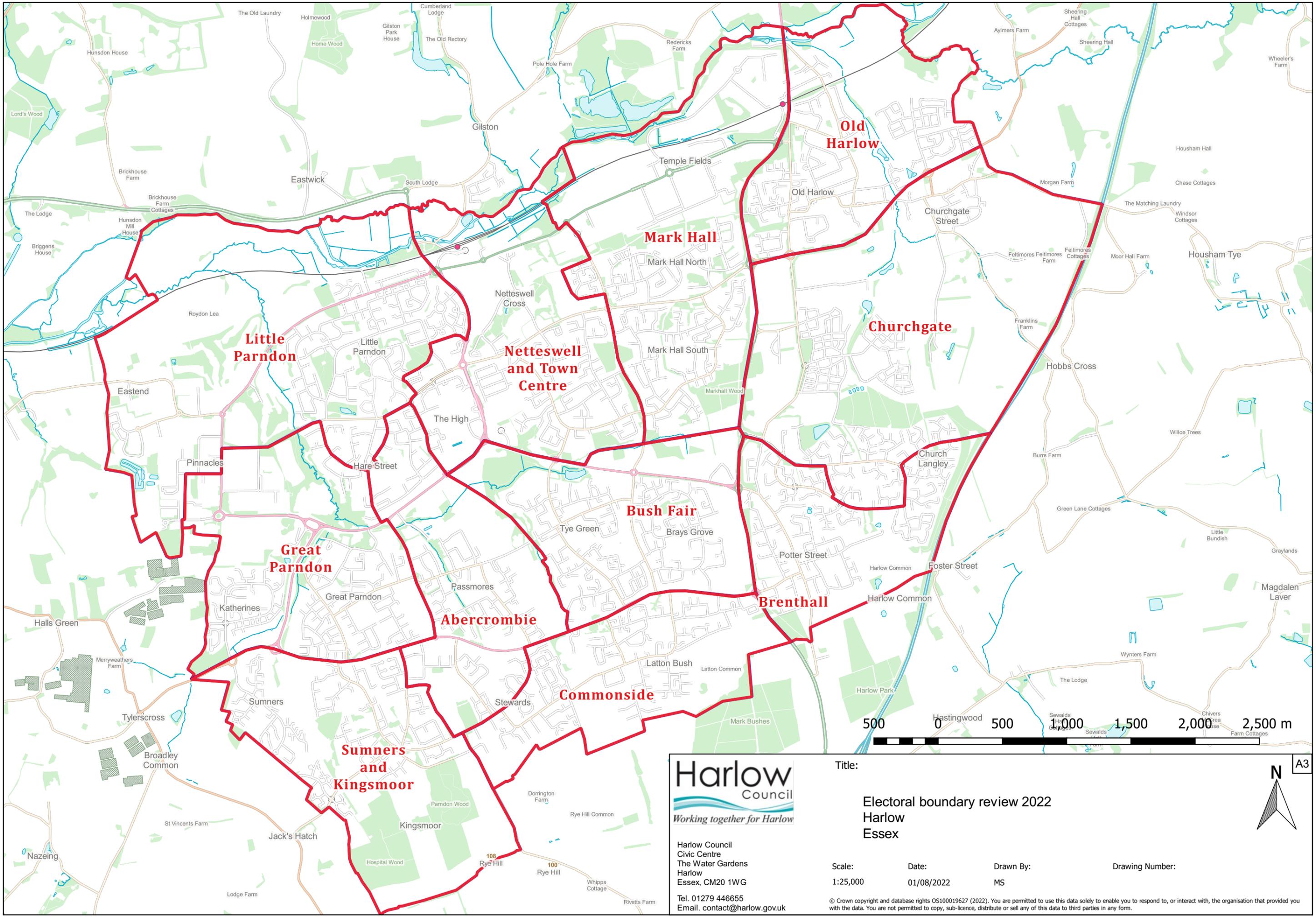
**Forecast electorate for the proposed warding pattern**

<b>Name of ward</b>	<b>Number of cllrs per ward</b>	<b>Electorate 2028</b>	<b>Variance 2028</b>
<b>Old Harlow</b>	<b>3</b>	6,714	0%
<b>Churchgate</b>	<b>3</b>	7,221	7%
<b>Brenthall</b>	<b>3</b>	7,239	8%
<b>Mark Hall</b>	<b>3</b>	6,282	-7%
<b>Netteswell and Town Centre</b>	<b>3</b>	7,242	8%
<b>Little Parndon</b>	<b>3</b>	6,272	-7%
<b>Great Parndon</b>	<b>3</b>	6,165	-8%
<b>Sumners and Kingsmoor</b>	<b>3</b>	6,525	-3%
<b>Abercrombie</b>	<b>3</b>	7,329	9%
<b>Commonside</b>	<b>3</b>	6,288	-7%
<b>Bush Fair</b>	<b>3</b>	6,774	1%

## Appendix 2

### Harlow Housing Projections

Easting	Northing	Location	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	New Dv	Ward	Polling District Reference	Derived electorate Using 1.6 electors per house	Total per pd
545653	209297	* Elm Hatch and Public House 69 to 138				13				13	Bush Fair	AB	21	21
543635	208333	* Pollard Hatch plus garages and adjacent land							20	20	Great Parndon	CA	32	56
543733	208644	* Sherards House			15					15	Great Parndon	CA	24	
546004	207492	* Riddings Lane						35		35	Harlow Common	DB	56	56
544332	211093	1-7 Burnt Mill (SUPERCEEDS 16/400)		50	60	62				172	Little Parndon & HS	EA	275	470
544309	210161	Wych Elm House, Wych Elm		122						122	Little Parndon & HS	EA	195	
543913	209534	* Slacksbury Hatch and associated garages						10		10	Little Parndon & HS	EB	16	16
543765	210902	Former Rugby Club Ram Gorse (Application Submitted with dwelling increase)	10							10	Little Parndon & HS	EC	16	126
544202	210053	The Angle		33	36					69	Little Parndon & HS	EC	110	
546031	211508	5 West Road [Prior Notification]		11						11	Mark Hall	FA	18	18
545876	210670	Service Bays The Stow HS2-2		35	35	28				98	Mark Hall	FB	157	157
544889	211252	Edinburgh Gate Car Park	100	100	100	61				361	Netteswell	GA	578	578
545359	210130	* Fishers Hatch						10		10	Netteswell	GB	16	16
548956	210978	East of Newhall,					100	200	250	550	Old Harlow	HA	880	880
548151	212265	Land North of Gilden Way (Phase 1 & 2 plus 144 additional)(Gilden park)	150	150	54					354	Old Harlow	HB	566	566
547548	210580	Newhall Phase 2 & 3 (750 + 1550 includes 300 Hubbards Hall Land)	130	130	130	130	130	130	130	910	Old Harlow	HC	1456	1456
544370	208162	Lister House Perry Road						46		46	Staple Tye	JB	74	122
544395	208106	Staple Tye Mews, Staple Tye Depot, and The Gateway Nursery				30				30	Staple Tye	JB	48	
544495	210031	Harvey Centre, West Gate, Market Square ,Broad Walk (ABC&D)			100	200	168			468	Todd Brook	LA	749	1109
544389	210089	Mitre Buildings Kitson Way (PD PrNotice)	48							48	Todd Brook	LA	77	
544137	209374	Northbrooks House	47							47	Todd Brook	LA	75	
544531	210155	1st, 2nd, 3rd Market House (Prior Notification) plus 8 new floor		46						46	Todd Brook	LA	74	
544503	210108	6 - 20 The Rows CM20 1BZ		13						13	Todd Brook	LA	21	
544624	210170	20-24 Adams House	11							11	Todd Brook	LA	18	
544404	210145	North Of Aylmer House, Kitson Way			49					49	Todd Brook	LA	78	
545430	208954	Land South Of 43-56 Bushey Croft	16							16	Todd Brook	LB	26	
													7283	5673



**Old Harlow**

**Mark Hall**

**Churchgate**

**Little Parndon**

**Netteswell and Town Centre**

**Bush Fair**

**Great Parndon**

**Abercrombie**

**Brenthall**

**Commonsie**

**Sumners and Kingsmoor**



Title:  
**Electoral boundary review 2022**  
**Harlow**  
**Essex**

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 Civic Centre  
 The Water Gardens  
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Scale: 1:25,000      Date: 01/08/2022      Drawn By: MS      Drawing Number:

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