

**Appendix to Reigate & Banstead Residents' Association Group of Councillors Boundary Review  
Submission – April 2018**

**COMMENTARY ON VOTER PROJECTIONS USED FOR THE NORK & TATTENHAMS WARDS**

The projections prepared by the Council for the Boundary Commission Review for 2023 are Nork 6,724 and Tattenhams 6,162.

**Unimplemented Planning Permissions**

The officer review of unimplemented permissions was undertaken using the information available as at 1 April 2017. Investigation has shown that approved application 15/02792 for an 80-bed care home at 6-10 Brighton Road in Nork, approved in March 17, is omitted from the data.

It could be argued that an additional person in a care home might originate from a property elsewhere in the ward, and thus give no overall increase. A contrary argument is that it might lead to the sale of a private residence, and then be occupied by a family, thus increasing the number of voters in the ward as a whole. Furthermore, the new care home is close to the boundary with other boroughs (Epsom & Ewell, Sutton) and the other side of the road from Banstead Village ward, so there is no strong link to suggest that a new resident would necessarily come from Nork ward.

It could be argued that care home residents might not get on to the register. Experience with other new care homes, such as Signature Rosebery Manor at 458 Reigate Road, shows that managers take care to register their residents.

We think it reasonable to add these additional care home residents into the forecast.

If the Nork projection were adjusted for this significant development, the result would be:

80 residents, less 2% vacancy factor for new properties, gives 78. If this were factored up by the ONS constraint of 4%, this would give an additional 81 electors (1.0% of target)

**Electorate Forecast – Correlation of Housing Growth and Electoral Growth**

The Boundary Commission provide two different approaches for forecasting the growth in voter numbers. First, if there is a *strong correlation* of housing and electoral growth it recommends using the *housing numbers* for the future electorate. Alternatively, if there was *not a strong correlation*, then the *historic growth in voters* is used for the forecast period, adjusted up or down by a factor comparing the projected versus the historic growth in the number of properties.

Officers concluded that for Nork there is a strong correlation, and the contrary for Tattenhams. The underlying data shows that the Tattenhams correlation is stronger – see below the overall growth from 2012.

Nork:                      Growth in voters +277 (4.5%)    Growth in properties +219 (7.1%)    Diff. -2.6%

Tattenhams:            Growth in voters +123 (2.1%)    Growth in properties +27 (0.8%)    Diff. +1.3%

Because the growth in both wards is through windfalls, then the 5-year forward projection in properties is low (0.9% for Nork and 0.5% for Tattenhams). This 0.9% forecast is used for Nork, because officer assessment is that correlation is strong. For Tattenhams, where officers have assessed the correlation as not strong, even the modest 2.1% historic growth in voters gives a 1.8% projection forward, or 0.9% greater than Nork. If the correlation in Tattenhams were assessed as strong, then the 6-year growth in voters would be 78 less (1.0% of target).

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**Discussion**

At the end of the 1990's, at the time of the last boundary review, the Nork and Tattenhams ward size projections were equalised. Since then, in almost 20 years, Nork has grown to 6,409 electors, and Tattenhams to only 5,824, a difference of 585 (10%). This is because much of Nork was developed in the 1920's with large gardens which have been used extensively by developers for windfall cul de sac developments.

Much of Tattenhams was developed in the 1930's with smaller gardens, or as part of council housing development in the 1950's and 60's. Garden sizes are much smaller, and the opportunity for windfall sites much less.

Opportunities for continuing windfall housing developments remain a strong factor, and this was commented on by the Planning Inspector in his review of the Borough's Core Strategy. The future growth in Nork is expected to exceed that in Tattenhams.

**Summary**

Nork's forecast should be increased by 81 voters (1.0% of target) to reflect unimplemented permissions.

Tattenhams forecast should be assessed on the same basis as Nork; a strong correlation would give 78 fewer voters (1.0% of target).