

# Licensing and General Purposes Committee (Special) SUPPLEMENTAL AGENDA

**DATE: Thursday 4 October 2018**

## AGENDA - PART I

3. **ELECTORAL REVIEW 2018-19 - LOCAL GOVERNMENT BOUNDARY COMMISSION FOR ENGLAND** (Pages 3 - 78)

Appendix D to the report of the Director of Legal and Governance Services is attached.

## AGENDA - PART II

**Nil**

*Note: In accordance with the Local Government (Access to Information) Act 1985, the following Appendix has been admitted late to the agenda by virtue of the special circumstances and urgency detailed below:-*

Agenda item

Special Circumstances/Grounds for Urgency

3. Electoral Review 2018-19 –  
Local Government Boundary  
Commission for England –  
Appendix D

Members are requested to consider Appendix D, as a matter of urgency, in order to receive all information in relation to Option 2. Appendix D was not available at the time the main agenda was printed and published.



**Appendix D**

# Local Government Boundary Commission for England

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## **Option 2 - Ward Boundary Proposals**



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## Introduction

This report sets out a proposal for the warding arrangements as part of the 2018 electoral review of the borough. In 2018, the current electorate is estimated at 184,640. By 2024, the electorate is predicted to increase to 193,598. A council size of 55 councillors means that each councillor should represent an electorate of 3,520 by 2024. As background, the table below shows, for each of the existing wards, the current and projected variances from the overall total electorate-to-councillor ratio.

### Harrow in Context

Harrow is an outer London Borough situated approximately 10 miles to the north-west of Central London with a land area of 50 km<sup>2</sup> (20 sq. miles). It is the 12<sup>th</sup> largest borough in London by area, 21<sup>st</sup> in terms of size of population. Neighbouring local authorities are the London Boroughs of Barnet, Brent, Ealing and Hillingdon, Hertsmere Borough Council and Three Rivers District Council. Harrow is a classic outer London Borough comprising inter-war suburbs, Metroland town centres and surviving village centres set within Green Belt, Metropolitan Open Land and natural greenspaces, municipal parks and playing fields.

The borough has an estimated population of 248,880 (ONS, 2017) which is expected to grow over the next decade and beyond. Harrow prides itself in being one of the most ethnically and religiously diverse boroughs in the country, with people from many different backgrounds and life experiences living side by side.

### Existing Ward Variances

| Existing Ward      | Number of Councillors | 2018 Electorate | 2018 Variance (%) | Predicted 2024 Electorate | Predicted 2024 Variance (%) |
|--------------------|-----------------------|-----------------|-------------------|---------------------------|-----------------------------|
| Belmont            | 3                     | 8,618           | -2%               | 8,384                     | -9%                         |
| Canons             | 3                     | 10,672          | 21%               | 11,248                    | 22%                         |
| Edgware            | 3                     | 9,064           | 3%                | 8,819                     | -4%                         |
| Greenhill          | 3                     | 9,731           | 11%               | 14,024                    | 52%                         |
| Harrow on the Hill | 3                     | 8,517           | -3%               | 8,719                     | -5%                         |
| Harrow Weald       | 3                     | 8,792           | 0%                | 8,574                     | -7%                         |
| Hatch End          | 3                     | 8,566           | -3%               | 8,367                     | -9%                         |
| Headstone North    | 3                     | 8,147           | -7%               | 8,394                     | -9%                         |
| Headstone South    | 3                     | 8,486           | -3%               | 8,258                     | -10%                        |
| Kenton East        | 3                     | 8,397           | -4%               | 8,128                     | -12%                        |
| Kenton West        | 3                     | 8,799           | 0%                | 8,565                     | -7%                         |
| Marlborough        | 3                     | 9,075           | 3%                | 14,249                    | 55%                         |
| Pinner             | 3                     | 8,379           | -5%               | 8,225                     | -11%                        |
| Pinner South       | 3                     | 8,244           | -6%               | 8,198                     | -11%                        |
| Queensbury         | 3                     | 8,836           | 0%                | 8,656                     | -6%                         |
| Rayners Lane       | 3                     | 8,549           | -3%               | 8,573                     | -7%                         |
| Roxbourne          | 3                     | 9,675           | 10%               | 9,999                     | 8%                          |
| Roxeth             | 3                     | 8,568           | -3%               | 8,460                     | -8%                         |
| Stanmore Park      | 3                     | 9,170           | 4%                | 9,366                     | 2%                          |
| Wealdstone         | 3                     | 8,264           | -6%               | 8,089                     | -12%                        |
| West Harrow        | 3                     | 8,091           | -8%               | 8,303                     | -10%                        |
|                    | <b>63</b>             |                 |                   |                           |                             |

Harrow Council currently has 63 councillors and 21 wards, with each ward represented by three councillors. In July 2018, the Commission decided it was “minded to” recommend that Harrow Council should have 55 councillors. This is eight fewer than the current number of councillors. The consultation phase from 31<sup>st</sup> July - 8<sup>th</sup> October 2018 has opened, and the LGBCE has invited proposals for a new warding pattern based on the recommendation of 55 councillors.

## Criteria

Harrow Council has reviewed LGBCE guidelines and has consulted people who live and work in the area through a number of focus group sessions in order to provide an understanding of the way in which local communities have developed since the last review. This report takes account of these comments as far as electoral equality standards and other guidance will allow.

Due to a concentration of wards with large variances in the neighbouring areas of Greenhill and Marlborough, the council has decided to create an extra ward in this area. Another ward has been created in North Harrow in order to give this community a more defined identity. Therefore the council’s submission is for 23 wards, consisting of 14 wards with two councillors, and nine wards with three councillors.

In developing this proposal, the council has been mindful of the LGBCE’s criteria when drawing new boundaries:

1. Electoral equality (a consistent number of electors represented by each councillor)
2. Community identities (boundaries that reflect local communities)
3. Effective and convenient local government (coherent wards with good internal transport and other links)

The first criterion is met as proposed wards achieve good electoral equality with all wards being within the LGBCE threshold of +/- 10% variance from the target number of electors per councillor. The target number of electors per councillor was calculated at 7,040 for a two-councillor ward and 10,560 for a three-councillor ward. Of the 23 new wards proposed, all of these variances are less than +/- 6%. 10 of these variances are within +/- 3%.

Only four wards have variances over +/- 5%:

- Kenton West has the highest variance at +5.8%, however, this area typically lacks significant development, so it is unlikely that there will be huge population gains by 2024
- Greenhill West has the second highest variance at -5.6%, however this is considered acceptable as a substantial proportion of the Harrow & Wealdstone Opportunity Area is located within this ward. There is therefore likely to be further development here in the future, including some development through windfall sites.
- Pinner South has a variance of -5.4% and Queensbury is -5.2%, however, these boundaries are thought to strongly reflect communities in these areas and therefore have been left slightly over the council’s 5% target variance

Where any of the variances depart in any significant way from the target electorate, these are justified, based on the second LGBCE criterion.

The second criterion is community identity, whereby new warding patterns should seek to reflect community identities. These proposed wards now better reflect communities in 2018

as far as electoral equality allows, where the residential nature of communities and community groups have been included together in one ward.

The third consideration is effective and convenient local government. This ensures that wards are coherent and have good internal and external transport links. Therefore, the proposed boundaries take into account physical barriers, such as rivers, contour lines, railways and open space.

## **Rationale**

As a result of consultations with people who live and work in the area and with councillors, there were a number of suggestions which have been taken into account in the development of proposals for new warding pattern. These are set out overleaf.

- Single member wards have not been proposed, as they were deemed inappropriate in Harrow, for example:
  - If one councillor is on long-term sick or on annual leave, this ward will not have continuous representation.
  - Two and three member wards have clear advantages; councillors are able to share their workload and expertise across a number of issues
  - There are no areas that have a distinctive community which fit around a population of approximately 3,500 needed for a single member ward, as Harrow has larger and distinct communities as identified in the report
- The council has followed LGBCE technical guidance which states that “wards of divisions returning more than three councillors results in a dilution of accountability to the electorate and we will not normally recommend a number above that figure”. Therefore the council has not recommended a ward which numbers more than three councillors.
- Cul-de-sacs and roads with only one access have been included in the wards to which they face wherever possible, otherwise there is a justification given for not following this LGBCE recommendation
- Focus groups allowed us to identify communities based on the facilities deemed important to those communities; and local features which can also inform boundaries.

Some of these include:

- Parks and open space: parks and open space were identified as reflecting communities, as they often act as focal points for communities, e.g. Canons Park, Pinner Park; therefore every proposed ward has attempted to include some element of open space. This was possible in all wards apart from Wealdstone North.
- Primary schools, GP and other health services
- Local retail designations and larger town centres which act as focal points to the communities surrounding them have been included in one ward, where possible. This will drive growth and allow councillors in these wards to govern them more effectively. The current boundaries do not always reflect this, for example, Wealdstone town centre is currently split between Wealdstone and Marlborough wards
- Major roads and railway lines
- Natural boundaries e.g. River Pinn

Therefore we believe this warding pattern proposal:

- Reflects where people consider their local communities to be located
- Respects natural and other physical boundaries, including rivers, topography, major roads, housing estates and railway lines
- Creates stronger communities, by giving some wards more of an identity through including a district centre at the heart of some new wards

## **Forecasts**

The electoral data which this scheme is based on (broken down by polling districts) includes some developments which do not currently benefit from planning permission. These sites have been included after a number of discussions with the relevant officers in the Planning and Regeneration team at the council. The inclusion of these sites is therefore justified, as many of these sites are owned by Harrow Council and it is expected that development will take place within the specified time period.

## **Methodology**

In common with all the other London Boroughs Harrow Council does not produce its own population projections. These are produced annually on behalf of all the London Boroughs and the City of London Corporation by the Greater London Authority (GLA).

The GLA produce several different demographic projection variants, which fall within two distinct categories:

- trend-based projections, based on past trends in births, deaths and migration. These are akin to the Office for National Statistics (ONS) Sub-National Population Projections (SNPP), and
- housing-led projections, which also take into account future identified housing developments, largely identified by the local authority. These include the GLA's SHLAA-based (Strategic Housing Land Availability Assessment) demographic projections and a Borough Preferred Option (BPO) projection.

Harrow has used the GLA's Borough Preferred Option (BPO) population projection as the starting point for the ward forecast figures, which is a bespoke projection produced by the GLA for Harrow Council. This projection takes into account: the impact of likely housing and economic developments; and the expected migration into and out of the authority.

The ratio of electors to the estimated adult population in each ward for 2018 has then been calculated. These ratios have then been applied to the estimated adult population figures for 2024 to give estimated electorate figures for the same year.

The number of electors per dwelling for all new conventional housing developments has been assumed to be two. This estimate has been based on the GLA's 2018 estimated 18+ population of 194,948 and 93,050 residential properties captured on Harrow's Local Land & Property Gazetteer (LLPG) as at 2<sup>nd</sup> May 2018, which gives an average of 2.09 adults per dwelling. As the LLPG includes some properties which are still under construction, this figure has been rounded down to two.

There is a small numerical discrepancy of 89 electors between the GIS layer (Geographic Information System) used to calculate the respective electorate and population projections. This will have a negligible effect on the ward variances.

Please see Appendix 1 for a detailed methodology used to determine projections of electoral numbers in 2024.

## Proposal

This proposal provides for 23 wards, fourteen of which have two councillors, and nine of which have three councillors.

## Proposed Ward Variances

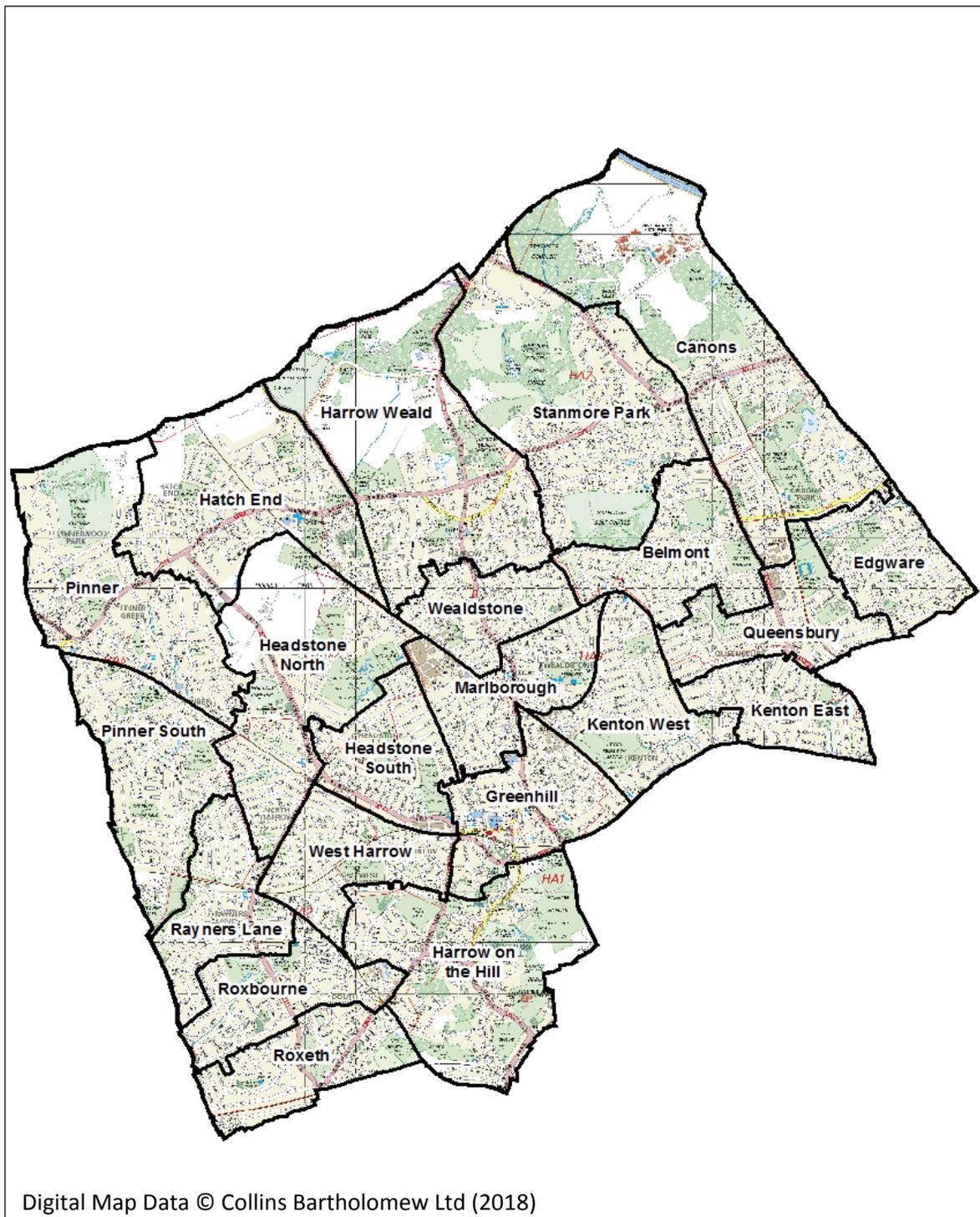
| New Ward           | Predicted 2024 Electorate | Number of Councillors | Variance From Target (%) | Electors per Councillor |
|--------------------|---------------------------|-----------------------|--------------------------|-------------------------|
| Belmont            | 6,979                     | 2                     | -0.9%                    | 3,490                   |
| Canons             | 7,324                     | 2                     | 4.0%                     | 3,662                   |
| Edgware            | 10,942                    | 3                     | 3.6%                     | 3,647                   |
| Greenhill East     | 7,289                     | 2                     | 3.5%                     | 3,645                   |
| Greenhill West     | 9,971                     | 3                     | -5.6%                    | 3,324                   |
| Harrow on the Hill | 7,388                     | 2                     | 5.0%                     | 3,695                   |
| Harrow Weald       | 7,086                     | 2                     | 0.7%                     | 3,543                   |
| Hatch End          | 6,973                     | 2                     | -1.0%                    | 3,487                   |
| Headstone North    | 7,180                     | 2                     | 2.0%                     | 3,590                   |
| Headstone South    | 7,184                     | 2                     | 2.0%                     | 3,592                   |
| Kenton East        | 10,473                    | 3                     | -0.8%                    | 3,491                   |
| Kenton West        | 7,446                     | 2                     | 5.8%                     | 3,723                   |
| North Harrow       | 7,263                     | 2                     | 3.2%                     | 3,632                   |
| Pinner             | 7,101                     | 2                     | 0.9%                     | 3,551                   |
| Pinner South       | 9,986                     | 3                     | -5.4%                    | 3,329                   |
| Queensbury         | 10,008                    | 3                     | -5.2%                    | 3,336                   |
| Rayners Lane       | 6,831                     | 2                     | -3.0%                    | 3,416                   |
| Roxbourne          | 10,584                    | 3                     | 0.2%                     | 3,528                   |
| Roxeth             | 10,963                    | 3                     | 3.8%                     | 3,654                   |
| Stanmore           | 10,209                    | 3                     | -3.3%                    | 3,403                   |
| Wealdstone         | 10,222                    | 3                     | -3.2%                    | 3,407                   |
| Wealdstone North   | 6,968                     | 2                     | -1.0%                    | 3,484                   |
| West Harrow        | 7,139                     | 2                     | 1.4%                     | 3,570                   |
|                    | <b>193,509</b>            | <b>55</b>             | <b>0.3%</b>              | <b>3,530</b>            |

There is an average electorate of 3,530 electors per councillor.

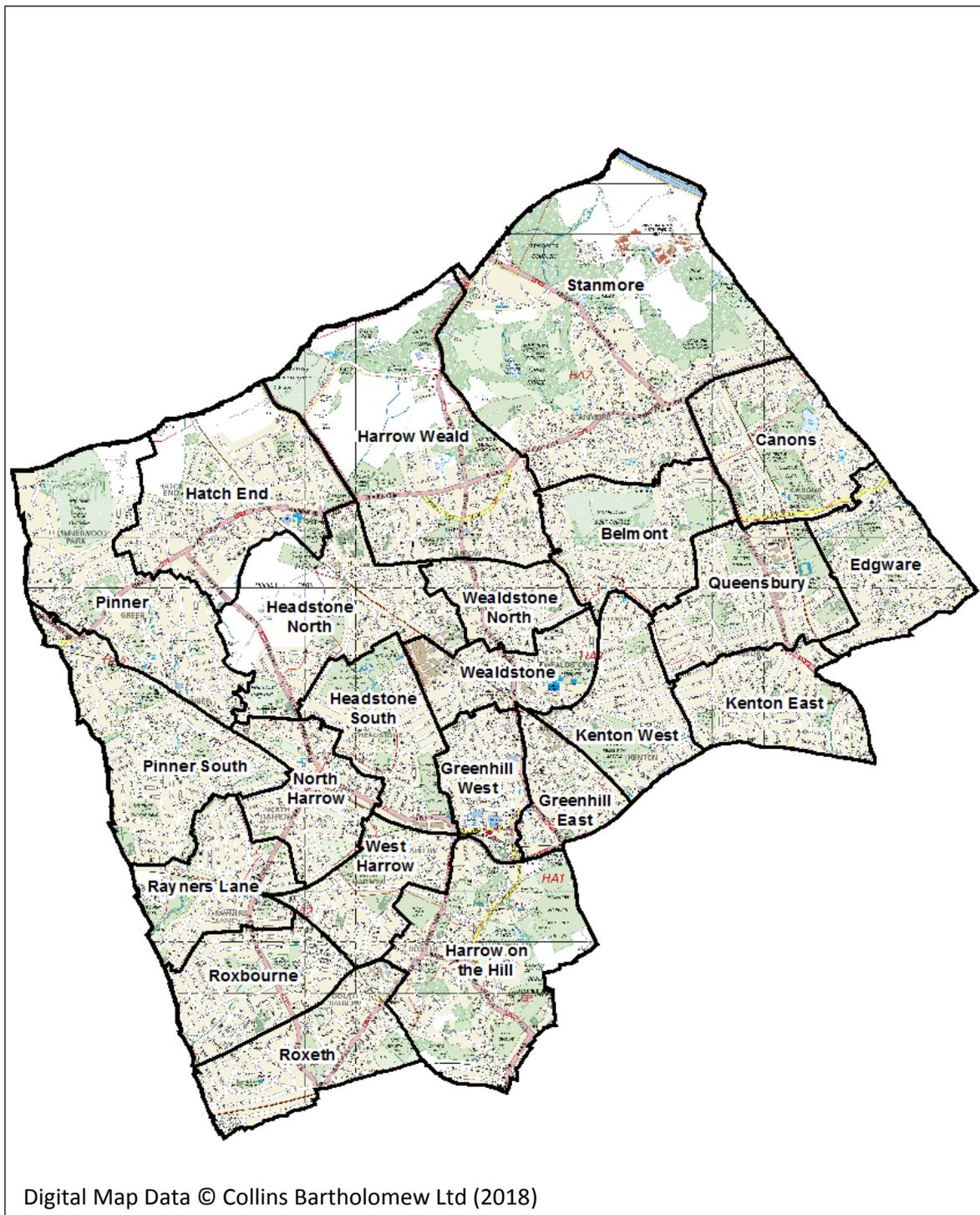
## Ward Names

The ward names used above are provisional only and are being used in this submission simply to indicate the respective areas on the maps for proposed new wards. The council intends to make a further submission on its recommendations for the ward names to be ascribed to these areas in future (an agreement on this approach has been reached with the LGBCE).

## Existing Ward Boundaries



## Proposed Ward Boundaries

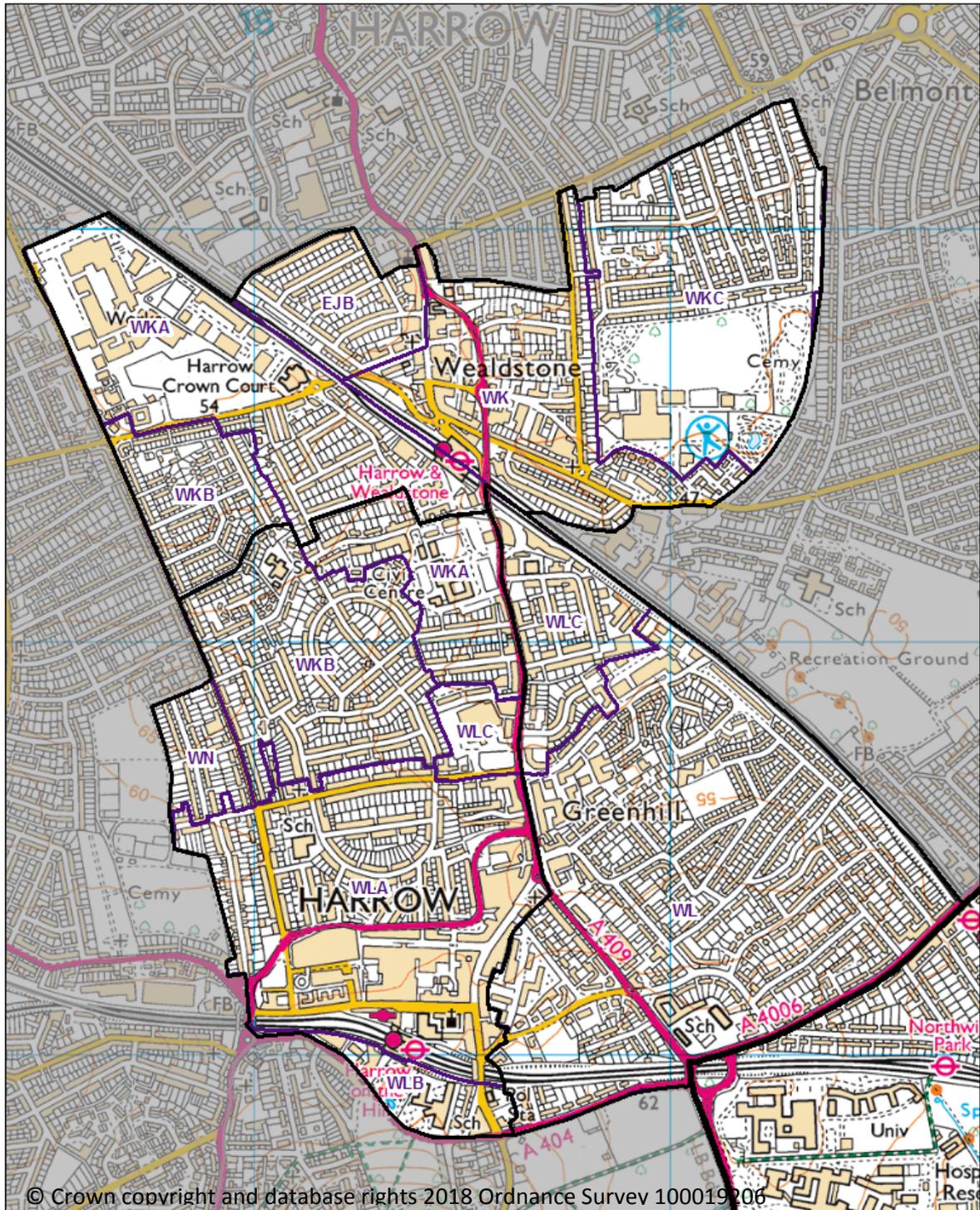


It should be noted that ward names indicated are provisional and for reference only.

# Warding Arrangements

The wards have been amalgamated into sub-areas, based on wards and areas which are geographically and characteristically related to each other. These groupings loosely follow the sub-areas identified in the Harrow Core Strategy.

## 1. Harrow and Wealdstone



This area encompasses the two town centres of Harrow and Wealdstone, the Station Road corridor linking the two centres and the strategic industrial estate surrounding Wealdstone, including the former Kodak manufacturing site, which is currently being redeveloped.

Much of this area falls within the designated Harrow & Wealdstone Opportunity Area (as identified in the London Plan), which is being funded by a £1.75 billion investment programme. By 2026 this area will be transformed by the addition of 5,500 new homes, two new schools and new employment opportunities creating several thousand new jobs.

Harrow Town Centre falls within this area. It is: the borough’s largest shopping centre; a key leisure and employment area; and a major transport hub. The area is currently being transformed by a plethora of new build flatted developments, alongside a number of office conversion schemes to residential use. This represents the biggest residential building boom in central Harrow since the area was originally established.

Wealdstone is situated in the heart of the borough’s major industrial area, although this industrial base has been shrinking in recent years with the loss of two of the borough’s major employers - Kodak and ColArt, with both of these sites becoming largely residential in nature. Wealdstone has its own district centre and Harrow & Wealdstone Station is the borough’s other major transport hub. Situated to the east of this area are the Harrow Leisure Centre and Byron Recreation Ground.

The Station Road corridor linking the two town centres is a largely linear shopping area with its own distinctive character and trader’s association. The flow is partially interrupted by the Tesco superstore and Safari Cinema/V2V Community Church, with the Civic Centre site at the northern end of Station Road.

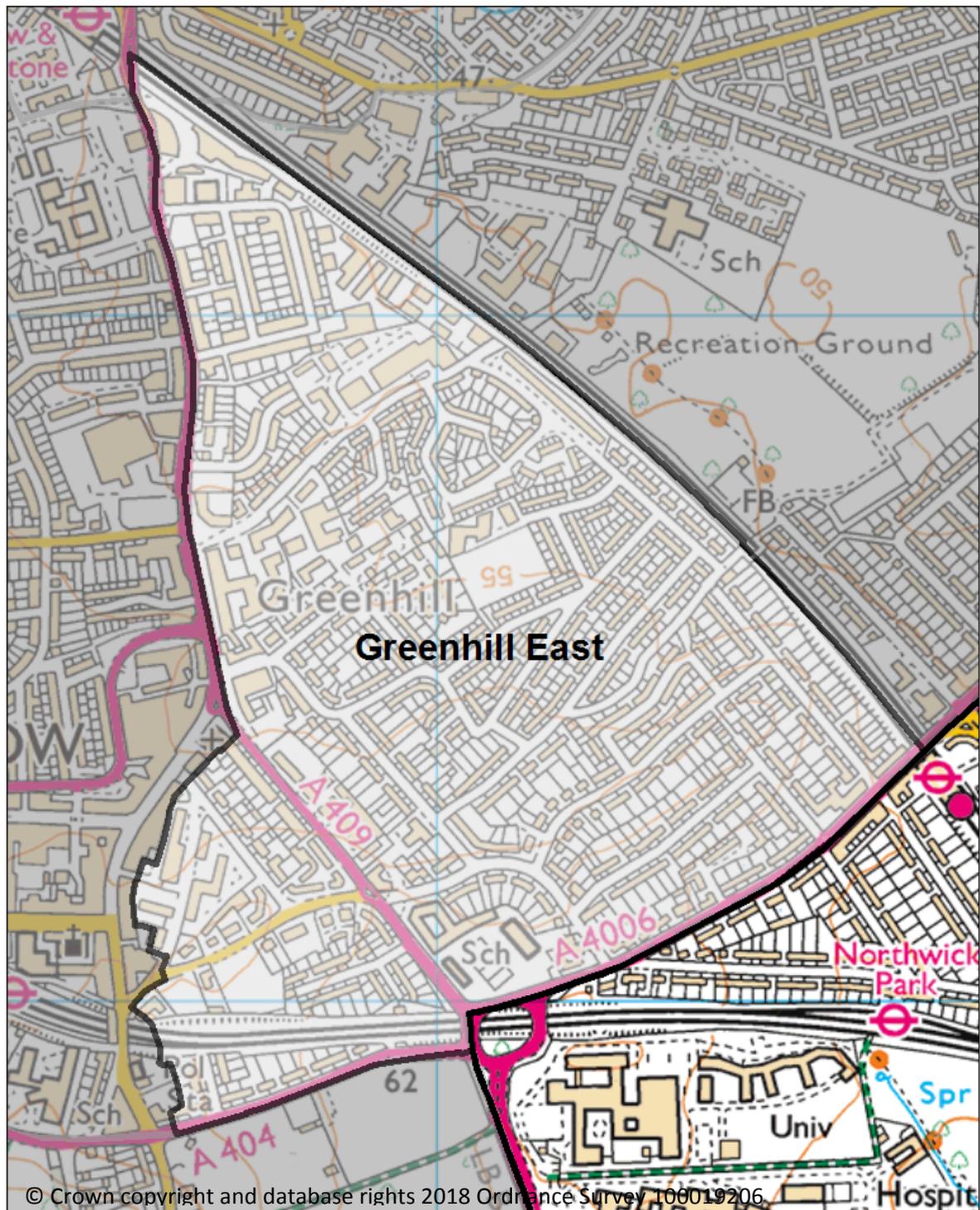
It is not possible to retain the existing ward patterns in this area because of the huge amount of development taking place within the Harrow & Wealdstone Opportunity Area. Two wards have been created within Harrow Town Centre (replacing Greenhill ward) and there is a new Wealdstone ward, centred on the district centre.

The three wards proposed in this area are: Greenhill East; Greenhill West; and Wealdstone.

| <b>Ward Name</b> | <b>Number of Councillors</b> | <b>2024 Electorate</b> | <b>2024 Variance</b> |
|------------------|------------------------------|------------------------|----------------------|
| Greenhill East   | 2                            | 7,289                  | 3.5%                 |
| Greenhill West   | 3                            | 9,971                  | -5.6%                |
| Wealdstone       | 3                            | 10,222                 | -3.2%                |

It should be noted that ward names indicated are provisional and for reference only.

## Greenhill East



The eastern boundary of this ward is the West Coast Main Line from Euston to Birmingham and beyond. This railway corridor also encompasses the London Overground and Bakerloo lines. There are few crossing points in this area (only pedestrian, excepting Kenton Road), so this line forms a strong geographical and community boundary, ratified by participants in the focus group meetings held. It also follows the previous ward boundary in this area.

The borough boundary forms the majority of the southern boundary of the ward, together with the A404 Kenton Road. The residents in the properties along Kenton Road and in Kenton Avenue look towards Harrow Town Centre for their amenities and the residential

character area is more fitting with the character of this ward, as opposed to Harrow on the Hill ward.

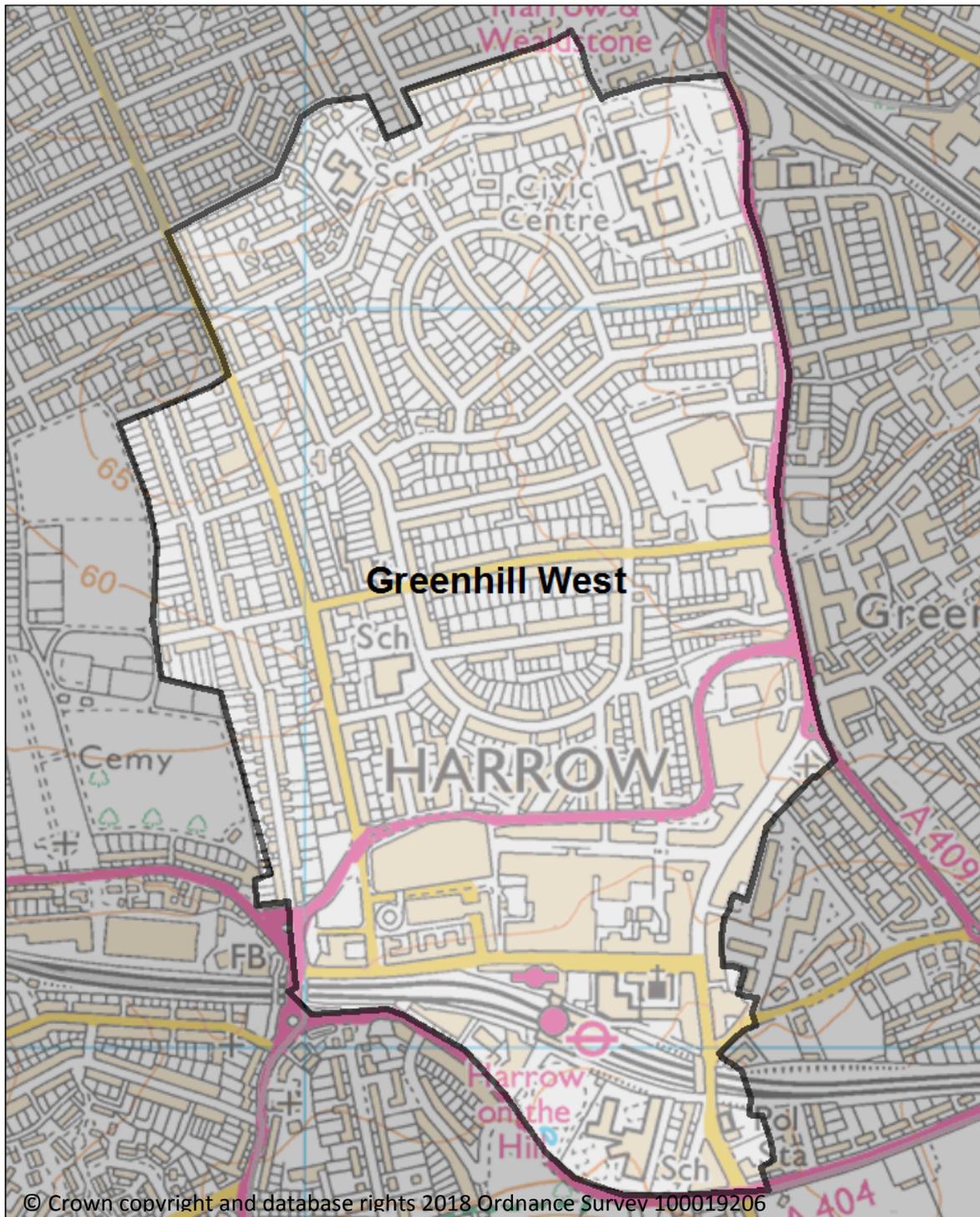
Station Road forms the entire western boundary of this ward. The northernmost part of the boundary follows the centre of the road, where the road is the designated A409. This road centreline has been chosen for better governance. Councillors felt that road safety issues concerning the crossing of this road were an important consideration. Within Harrow Town Centre, where Station Road becomes the B457, the ward boundary follows the eastern side of Station Road; here the road is largely pedestrianised except for buses and taxis. This boundary follows the boundary of existing polling district WL.

This ward includes the whole of existing polling district WL and the majority of WLC.

Three distinct communities combine to make up this ward: the residential and industrial area to the north; the large area of inter-war housing around Elmgrove Road, Northwick Park Road, Gerard Road; and the town centre portion with largely flatted developments, in the Sheepcote Road, Lyon Road and St. Johns Road area. This ward contains a sizeable proportion of the Harrow & Wealdstone Opportunity Area, with three large residential development sites under construction within Harrow Town Centre.

With an estimated electorate of 7,289 by 2024 this would make Greenhill East a two-member ward, with a variance of 3.5%.

## Greenhill West



Greenhill West ward contains the major part of Harrow Town Centre, a designated Metropolitan Centre and the largest town centre in Harrow. It is believed that keeping the town centre almost wholly in Greenhill West will enable councillors to manage this area more efficiently, enhancing effective local governance.

The southern boundary of this new ward follows Lowlands Road, continuing the boundary of Greenhill East ward along Kenton Road and Tyburn Lane. The eastern boundary is the shared boundary with Greenhill East ward. The southern part of the western boundary

remains the same as the existing Greenhill ward boundary, but it is now extended further north, again following the boundary of Harrow Recreation Ground.

The northern boundary of Greenhill West extends into the current Marlborough ward following Walton Drive and Kings Way, including Marlborough Hill and Marlborough Primary School. The majority of children attending this school are from the Greenhill West ward, so this boundary is believed to reflect the community surrounding this school. Additionally the people living in this part of Harrow are within easy walking distance of Harrow Town Centre and the Tesco superstore.

Harrow Town Centre is a Business Improvement District (BID) and the Harrow BID works closely with community groups, residents and the council to deliver on the key themes identified by the BID members. The Harrow BID is coming up for renewal this year, for a new five year term. It is believed that effective governance can best be performed here if the town centre is kept predominantly in one area with a three councillor ward.

Greenhill West ward is an amalgamation of three distinct areas: the inter-war largely semi-detached housing to the north of the ward; the late Victorian and Edwardian properties nearer Harrow Town Centre, many now converted into flats; and the town centre itself with largely flatted developments and new high rise apartment blocks dominating the skyline. The proposed Civic Centre redevelopment site (Poet's Corner) will add another community here.

The variance for Greenhill West has been kept low at -5.6% to allow for likely future development in this area. This ward contains much of the Harrow & Wealdstone Opportunity Area and additional housing in this location is generally encouraged. There are a few large-scale housing developments currently under construction in this area and a couple of identified sites, which are all expected to yield housing units by 2024. For example, around 880 potential units will be built on the Civic Centre site and the corresponding electors are included in the 2024 projected electorate figures. The planning application package for this site is being completed within the next few months and building is expected to begin within two years. This is a council-owned site and the council will be relocating to a new site in Wealdstone, which already benefits from planning permission, so there are no perceived barriers in place to prevent this move. Further, the development of the Greenhill Way Car Park South has been allocated 150 units. This is also a council-owned site and the council is in discussions with developers and architects to develop this site.

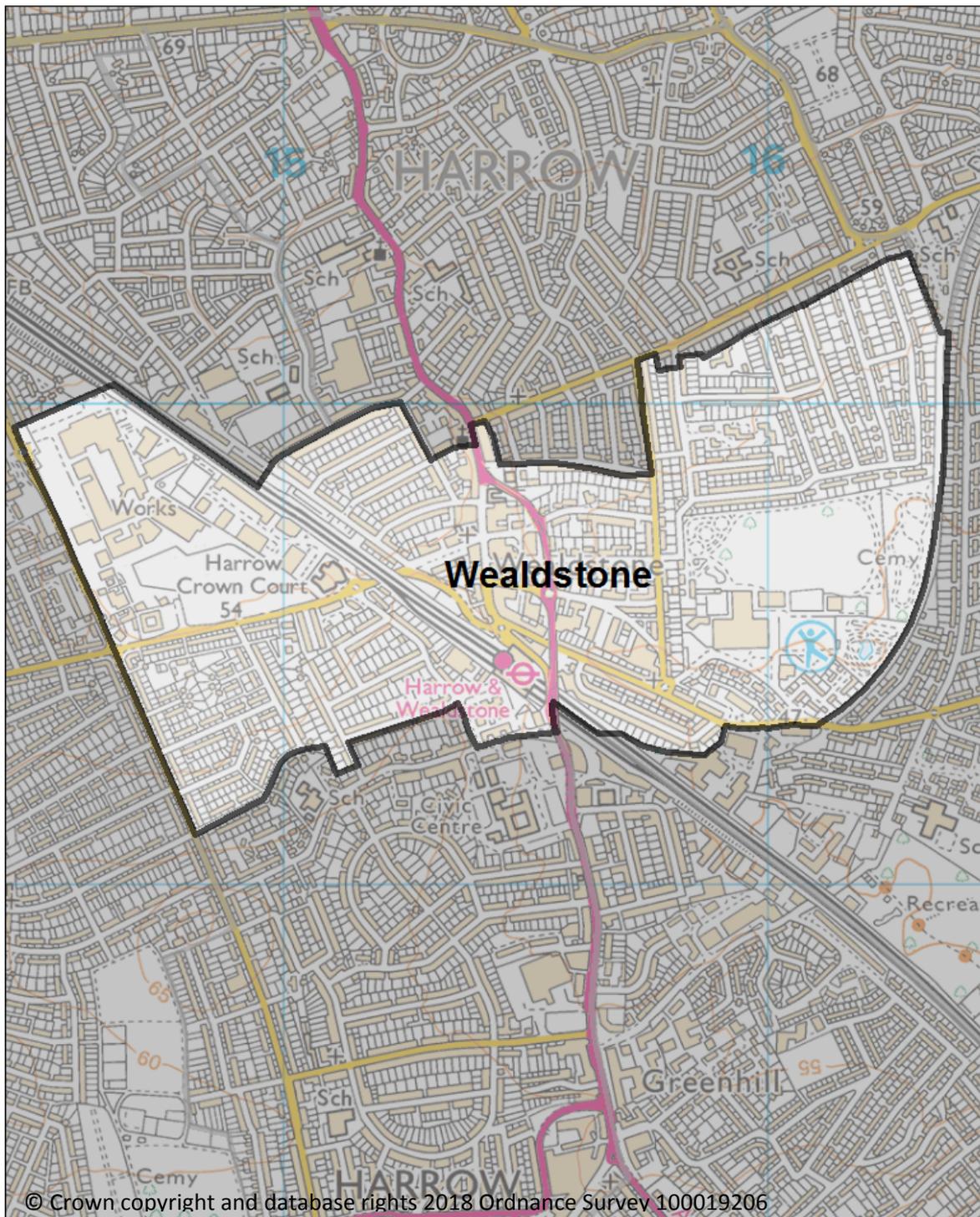
In addition, further development is also expected around here and such schemes are not currently included in the electoral forecasts. For instance, the council has been having pre-application discussions with several landowners/developers about potential large scale housing/mixed-use developments, currently to be regarded as windfall sites. For example, Transport for London (TfL) has expressed a wish to redevelop land surrounding Harrow-on-the-Hill Station, including the bus station. This will be a mixed use scheme including several hundred new residential units. Whilst these developments may seem speculative, these sites are within the Harrow & Wealdstone Opportunity Area and both Harrow Council and the Mayor of London support further housing development in this zone. We believe this is good justification to keep the variance low in this ward, as there are likely to be many further housing developments and these boundaries are likely to remain in place for the next 20 years.

Greenhill West and Greenhill East wards have coherent identities and there will be strong governance in both of these wards, as Station Road is a clearly identifiable boundary and the large number of north-south transport links along this route, accessible to residents of these wards. Additionally Greenhill West ward contains Harrow-on-the-Hill Station and the adjoining bus station.

Greenhill West ward is formed entirely from polling district WL and part of WLC.

The proposal is therefore for a three-member ward in Greenhill West, with an estimated electorate of 9,971 by 2024, giving a variance of -5.6%.

## Wealdstone



This ward is likely to see a large amount of development in line with the council's aim in the Core Strategy to improve Wealdstone District Centre within the London-wide town centre hierarchy. There are many regeneration projects taking place here, such as the Kodak redevelopment, which will see upwards of 1,800 new dwellings just in this ward.

This new warding arrangement establishes a more compact but clearer local identity for Wealdstone, now centring around the town centre, and including all of the Primary Shopping Frontage within the new ward, including the three town centre supermarkets. This

establishes a clear community identity, with Harrow Crown Court and the Kodak East site all included within the new boundary. A public realm scheme has recently received funding to create new public space in the centre of Wealdstone. This development proposal will create Wealdstone Square, adjacent to Holy Trinity Church. This is being constructed with the aim of building a proud identity for Wealdstone and giving the area a strong community identity.

The eastern boundary of the new Wealdstone ward remains the same as the current Marlborough ward and follows the boundary of the disused railway line, where the 'Belmont Rattler' ran from Harrow & Wealdstone Station to Stanmore. This is now the Belmont Trail, a walking and cycling route.

The southern side of Locket Road forms part of the northern boundary, deviating down Byron Road and Grant Road in order to avoid dividing Aberdeen Road and Lorne Road between two wards. West of the High Street the boundary follows Graham Road then crosses the railway line to include the whole of the Kodak East redevelopment site within this ward. The Kodak development will include new green chains linking the site to Wealdstone District Centre, as well as a new primary school and supermarket for the local community.

The Kodak site forms part of the western boundary, continuing south along Harrow View, as at present. The southern boundary follows Walton Drive and Kings Way.

Much of the housing in central Wealdstone is older housing stock including Victorian and Edwardian terraces and new flatted developments in the High Street and along George Gange Way. There is a high proportion of social rented and privately rented housing in this area. The north-east of the ward is largely inter-war semi-detached and terraced houses.

Wealdstone ward, as proposed, is more compact, so the whole area can easily be covered on foot. Public transport here is excellent with Harrow & Wealdstone Station centrally located and there are a number of bus routes serving the High Street, making for convenient local government. Although this ward traverses the railway line its effect as a barrier is mitigated by the bridge carrying the A309 at George Gange Way/Railway Approach and the railway bridge over Headstone Drive.

With much of this ward falling within the Harrow & Wealdstone Opportunity Area a large amount of new housing will transform and regenerate this area. This ward proposal therefore aims to ensure that these major new developments are kept within Wealdstone ward in order to help achieve this aim. These regeneration sites also provide new focal points for Wealdstone, giving this new area a strong community identity. This ward is has been allocated as a three councillor ward, due to the level of regeneration and the fact that this area is one of the borough's most deprived areas.

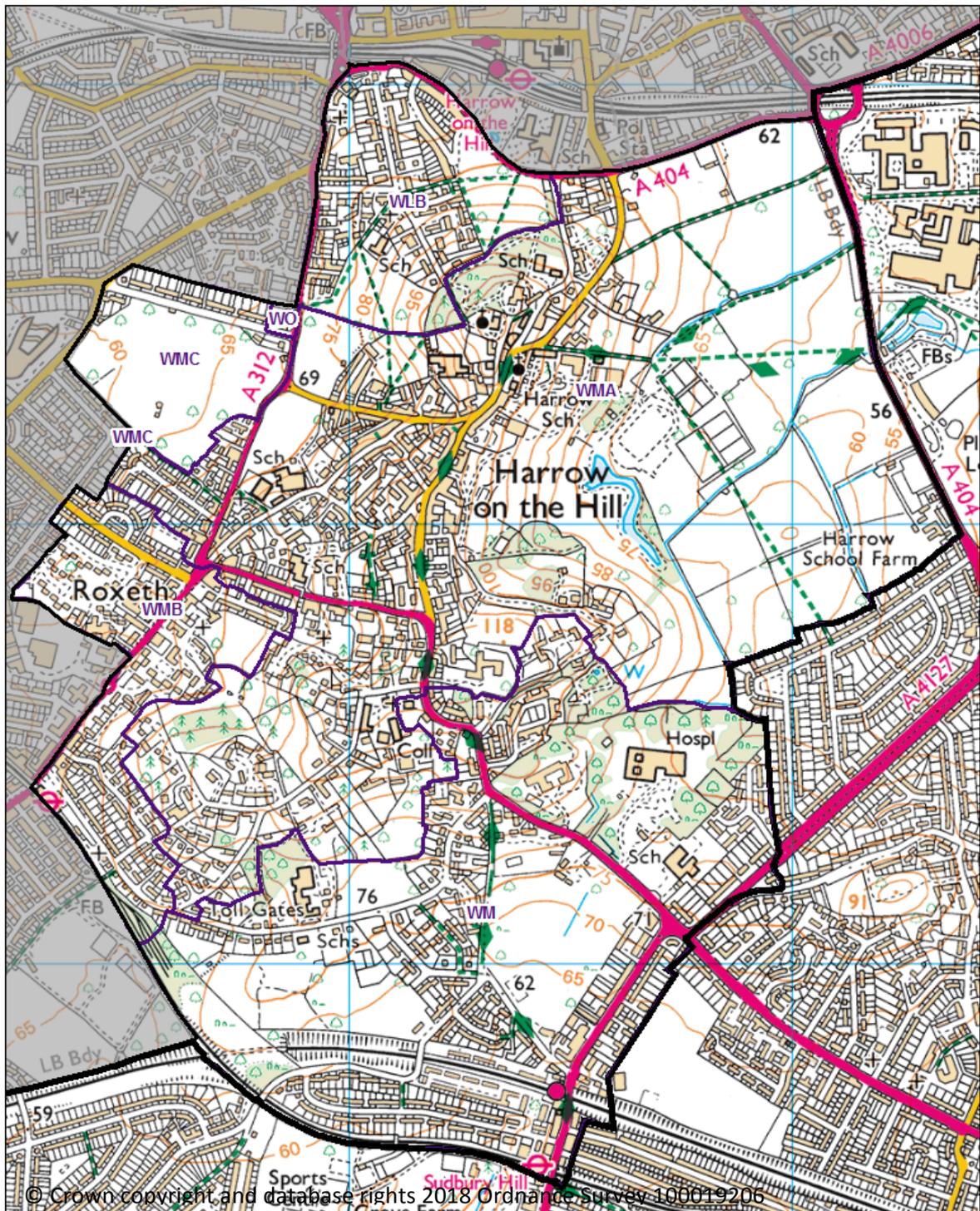
The variance for this ward has been kept on the low side, as around 640 of the proposed 1,800 units on the Kodak East site are expected to be built after 2024 due to the size and complexity of this development.

Other large scale developments scheduled to take place in this area are: The Byron Quarter scheme (Harrow Leisure Centre and adjoining land in Christchurch Avenue). This is a council-owned site and is at pre-application stage. The projections allow for a predicted 600 units on this site, but it is likely that this number has been under-estimated by roughly 25% and could be upwards of 800. The proposed Palmerston Road/George Gange Way development has also been built into the projections and work will soon be underway on this site (186 units) once the legal agreement has been signed.

Parts of polling districts WK, WKA, WKB and WKC constitute this ward.

The proposals for this ward, coupled with the regeneration taking place in this area, will ensure that Wealdstone has a much stronger community identity going forwards. A three-member ward is proposed, based on an estimated electorate of 10,222 by 2024, giving a variance of -3.2%.

## 2. Harrow on the Hill and Sudbury Hill



This is the southernmost part of the borough and borders the London Boroughs of Ealing and Brent. It is perhaps the most prominent part of the borough and is the highest isolated hill (a knoll) within London, at 124 metres.

Harrow Hill contains the borough's highest concentration of listed buildings and many of its areas benefit from Conservation Area status. The extent of the medieval village of Harrow is identified by an Archaeological Priority Area. The present day hilltop settlement is enveloped by open space which survived the suburban sprawl of the 20<sup>th</sup> Century, and this space is

now of strategic significance expressed through its Metropolitan Open Land designation. Harrow on the Hill is a visitor attraction both in its own right and as the home of historic Harrow School. St. Mary's Church remains the dominant visual feature atop Harrow Hill.

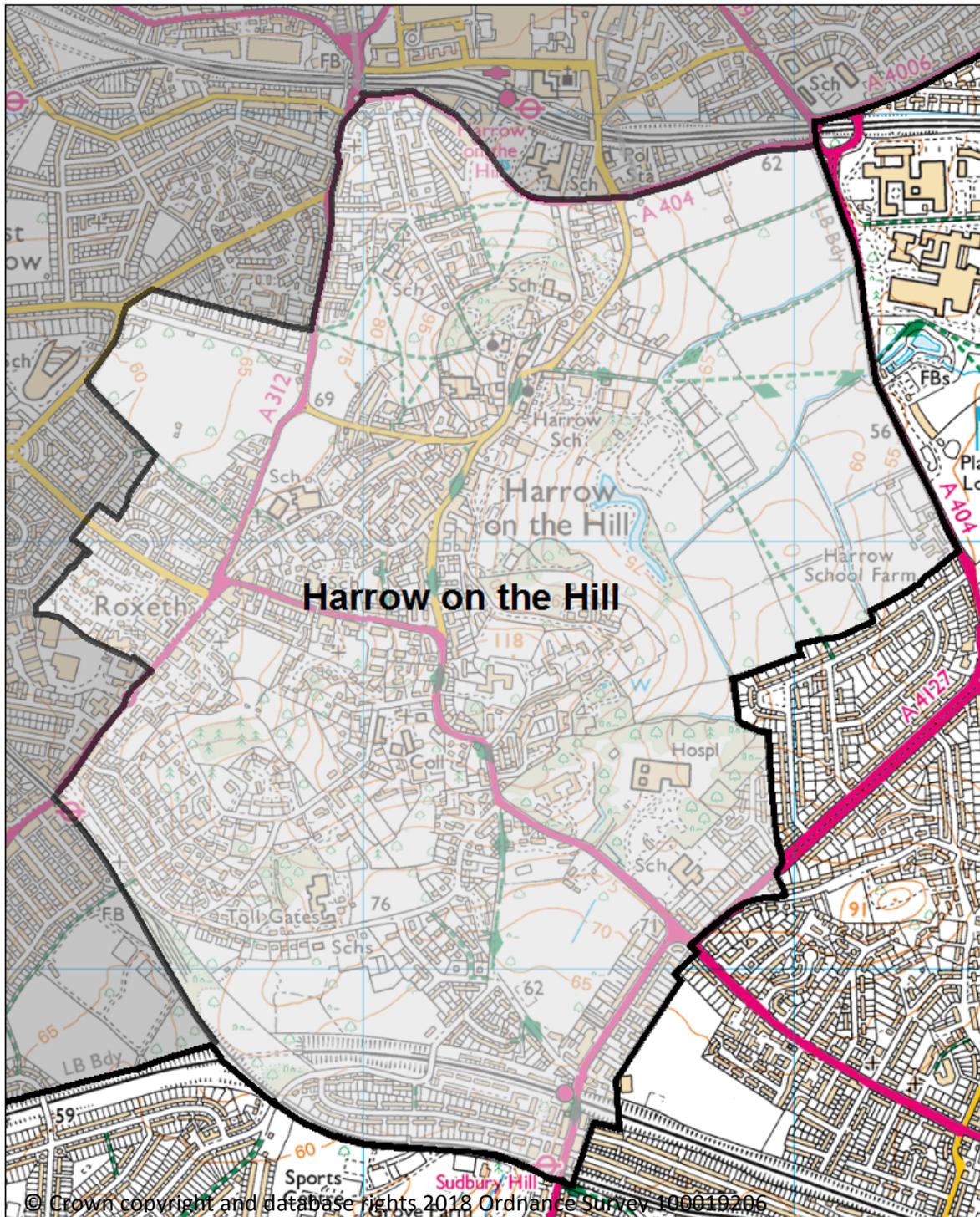
Sudbury Hill centre is a small local centre of Metroland parades which extends southwards along Greenford Road into the London Borough of Ealing. The centre is served by the London Underground Piccadilly Line and by the Chiltern Main Line to London Marylebone. This part of the borough can only be located within the Harrow on the Hill ward.

One ward is proposed in this area - Harrow on the Hill, a two councillor ward.

| <b>Ward Name</b>   | <b>Number of Councillors</b> | <b>2024 Electorate</b> | <b>2024 Variance</b> |
|--------------------|------------------------------|------------------------|----------------------|
| Harrow on the Hill | 2                            | 7,388                  | 5.0%                 |

It should be noted that ward names indicated are provisional and for reference only.

## Harrow on the Hill



This ward is perhaps the most clearly identifiable of Harrow's communities, due to the physical topography of the Hill. Therefore this boundary largely follows the 65 metre contour line on the Ordnance Survey base map and the borough boundary. The A404 Kenton Road/Lowlands Road forms the northern boundary of this ward.

With an estimated 2024 electorate of just over 8,700, the boundaries of the existing Harrow on the Hill ward need to change in order to improve the electoral equality, by either increasing the size of the ward for it to continue to function as a three councillor ward or by

reducing it to a two councillor ward. Both councillors and focus group participants strongly argued that Harrow on the Hill should be reduced in size along its western boundary in order to more accurately reflect the community surrounding the Hill.

The A312 (Bessborough Road/Lower Road/Northolt Road) has largely been used as a western border in this area. Parts of the land on the north-west side of the road have also been included within this ward in order to better reflect communities and to give the required electoral variances. Harrow School grounds have been kept together in this one ward, so the Harrow School cricket ground on the west side of Lower Road remains in Harrow on the Hill ward, together with the neighbouring residential roads to the south (facing Harrow on the Hill), as far as Grange Farm Close. The south-west boundary remains along the Piccadilly Line, which acts as a natural boundary between Harrow on the Hill and Roxeth ward.

Grange Farm Close also remains in this ward, together with the Grange Road Estate on the opposite site of the Northolt Road. The Children's Centre and Northolt Road Community Centre are a community facility for both estates.

The Carramea Community Resource Centre on Northolt Road provides office, meeting and training facilities for the voluntary sector in Harrow, particularly for small and emerging groups delivering charitable activities. Under a proposed regeneration scheme this is expected to be demolished and there have been discussions about the users being given access to the new Grange Farm community centre when it is built on the other side of Northolt Road thus strengthening the community links between these two estates either side of Northolt Road.

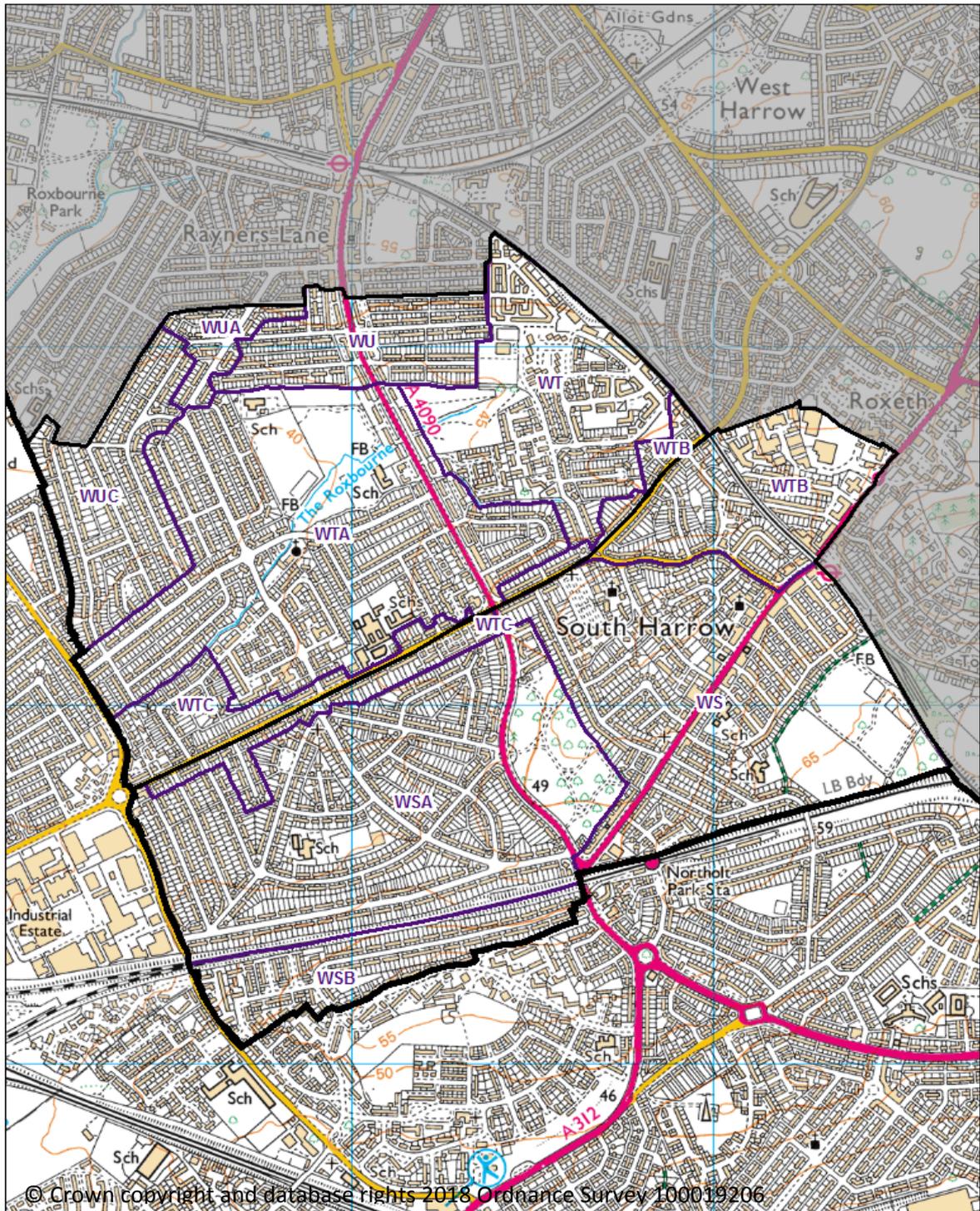
Additionally, a high proportion of the children attending Roxeth Primary School come from these two estates. There are two pedestrian crossing points along this stretch of road, and historically these estates have always been included as part of Harrow on the Hill ward. Grange Farm Estate is a council-led estate renewal project and there will be an additional 267 units provided on this estate when it is rebuilt, before 2024. Planning permission has not yet been granted, but is imminent, now that the Ministry of Defence has withdrawn its objections to the height of the new estate. No other large scale developments are perceived in this ward in the near future, largely due to the tight planning constraints in this area.

There was strong support for the residential area south of Lowlands Road and The Grove Open Space (polling district WLB) to be included in Harrow on the Hill ward. Much of this area forms part of the Roxborough Park and The Grove Conservation Area and is characterised by late Victorian and Edwardian properties. This conservation area currently falls within two wards, so it has now been reunited in Harrow on the Hill ward. Its identity is seen to be more in keeping with the housing in Harrow on the Hill and the adjoining conservation areas.

Harrow on the Hill ward will be made up of polling districts WM, WMA, WMB, WLB and a small part of WMC.

It is therefore proposed that Harrow on the Hill ward will be a two-member ward, with an estimated electorate of 7,388, giving a variance of 5%.

### 3. South Harrow



South Harrow is one of the most vibrant district centres within the borough and fulfils an important local function in terms of retail, transport and services provision. The shopping centre is situated along Northolt Road (A312). It is served by South Harrow Station and was established following the extension of the London Underground Piccadilly Line into this area in 1903. Northolt Park Station, south of the ward, is on the Chiltern Main Line and allows easy access to Central London via Marylebone Station and to Wembley Stadium.

South Harrow is to the south-west of the borough and its southern and western boundaries abut the boundaries of the London Boroughs of Ealing and Hillingdon.

South Harrow is a largely linear shopping centre running along both sides of Northolt Road. It has its own character, with many small shops bringing a distinctly local flavour and helping to create a lively community, reflected in a high demand for shop premises and very low vacancy rates.

At the northern end of Northolt Road there is a popular retail park, which includes well known stores such as Waitrose, Dunelm and Sports Direct.

There are number of parks in the area including Alexandra Park, Roxeth Recreation Ground, Newton Park West and Newton Farm Ecology Park, as well as Harrow Borough Football Club.

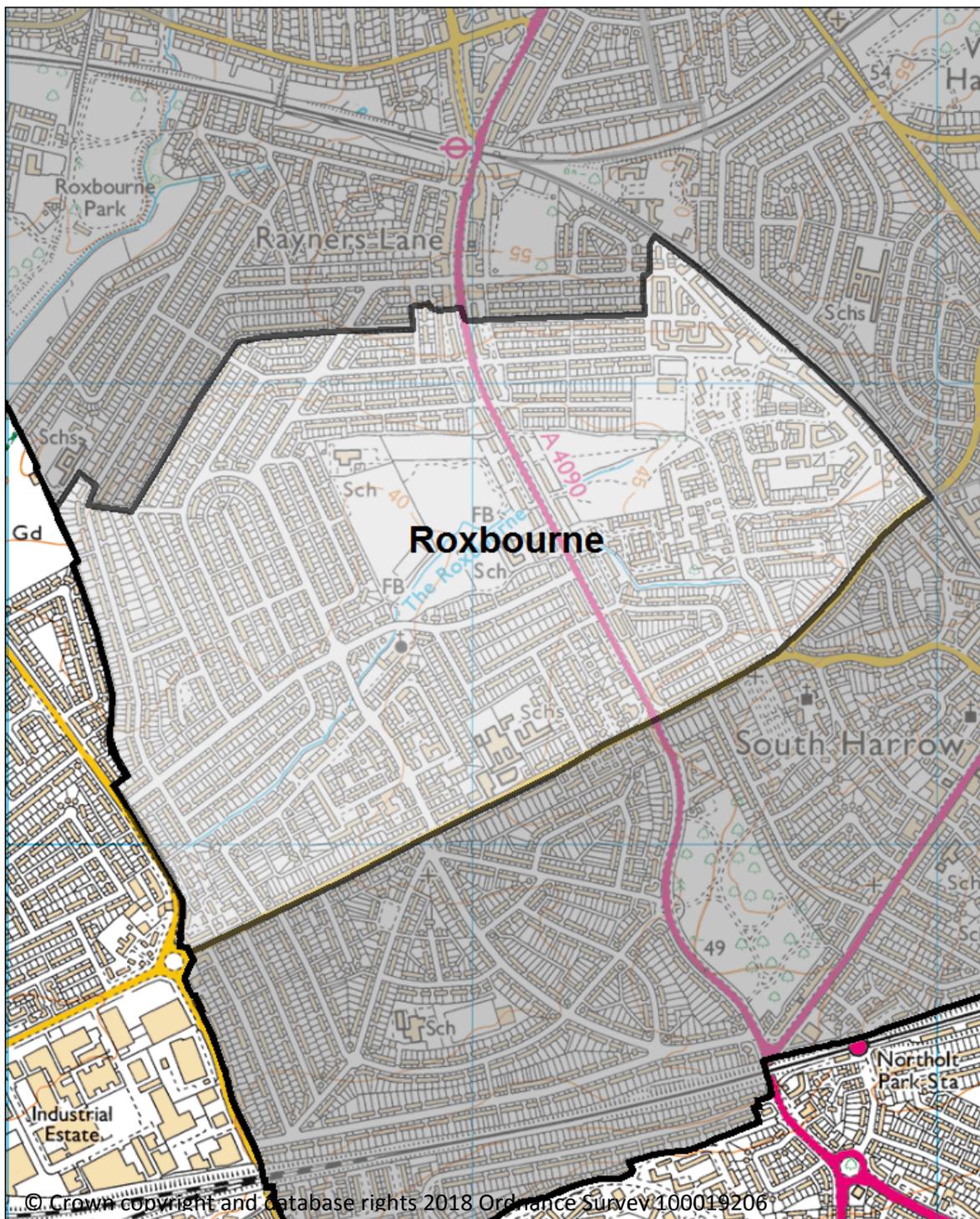
The existing ward patterns have been retained in this area despite a number of large residential developments taking place where several under occupied or vacant office buildings have been replaced by residential flats. Some are the result from a change of use (e.g. Bovis House in Northolt Road), others are through redevelopment.

Two wards are proposed in this area: Roxbourne and Roxeth.

| <b>Ward Name</b> | <b>Number of Councillors</b> | <b>2024 Electorate</b> | <b>2024 Variance</b> |
|------------------|------------------------------|------------------------|----------------------|
| Roxbourne        | 3                            | 10,584                 | 0.2%                 |
| Roxeth           | 3                            | 10,963                 | 3.8%                 |

It should be noted that ward names indicated are provisional and for reference only.

## Roxbourne



Harrow's Vitality Profiles identify Roxbourne as one of the boroughs most deprived wards. This is largely due to the influence of the Rayners Lane Estate, located to the east of the ward and bounded by Rayners Lane, Coles Crescent and the Piccadilly Line. This estate is now being completely rebuilt and in order to monitor the effects of this regeneration over time it is important to retain the whole estate within Roxbourne ward so as to be able to analyse vitality data and deprivation statistics most effectively. The Beacon Community Centre provides a clear centre for the community within this estate, so it is important to ensure this estate remains unified within one community.

The ward is very mixed in terms of residential character. West of Alexandra Avenue the area characterised by inter-war planned housing estates; similarly the roads north of Newton Farm Ecology Park. To the east the newly regenerated Rayners Lane Estate forms its own new community; likewise the Priest Park Avenue Estate, built 20 years ago. There are some newer infill developments in the roads and cul-de-sacs north of Eastcote Lane, as well as the Eastcote Lane Estate. Flatted developments line Alexandra Avenue, largely built inter-war.

Roxbourne ward has been extended northwards into the current Rayners Lane ward, so that the northern boundary now follows Ovesdon Avenue, along Perwell Avenue and Oxleay Road. This largely groups residential character areas together, ensuring that the terraced housing character area in Roxbourne is kept within one ward. This will better reflect communities in this ward.

Eastcote Lane has been kept as the southern boundary, but the boundary has now been returned to how it was before the 1999 boundary review, which follows the centre of the road. There are a high number of cul-de-sacs in this area (Ivy Close, Salter Close, Brookside Close and Rowe Walk), so the restored boundary is now more identifiable, making for better governance and less confusing for electors.

Although this ward is bisected by Alexandra Avenue (A4090) there are numerous safe crossing points located regularly along its length and it also provides a link between town centres and communities.

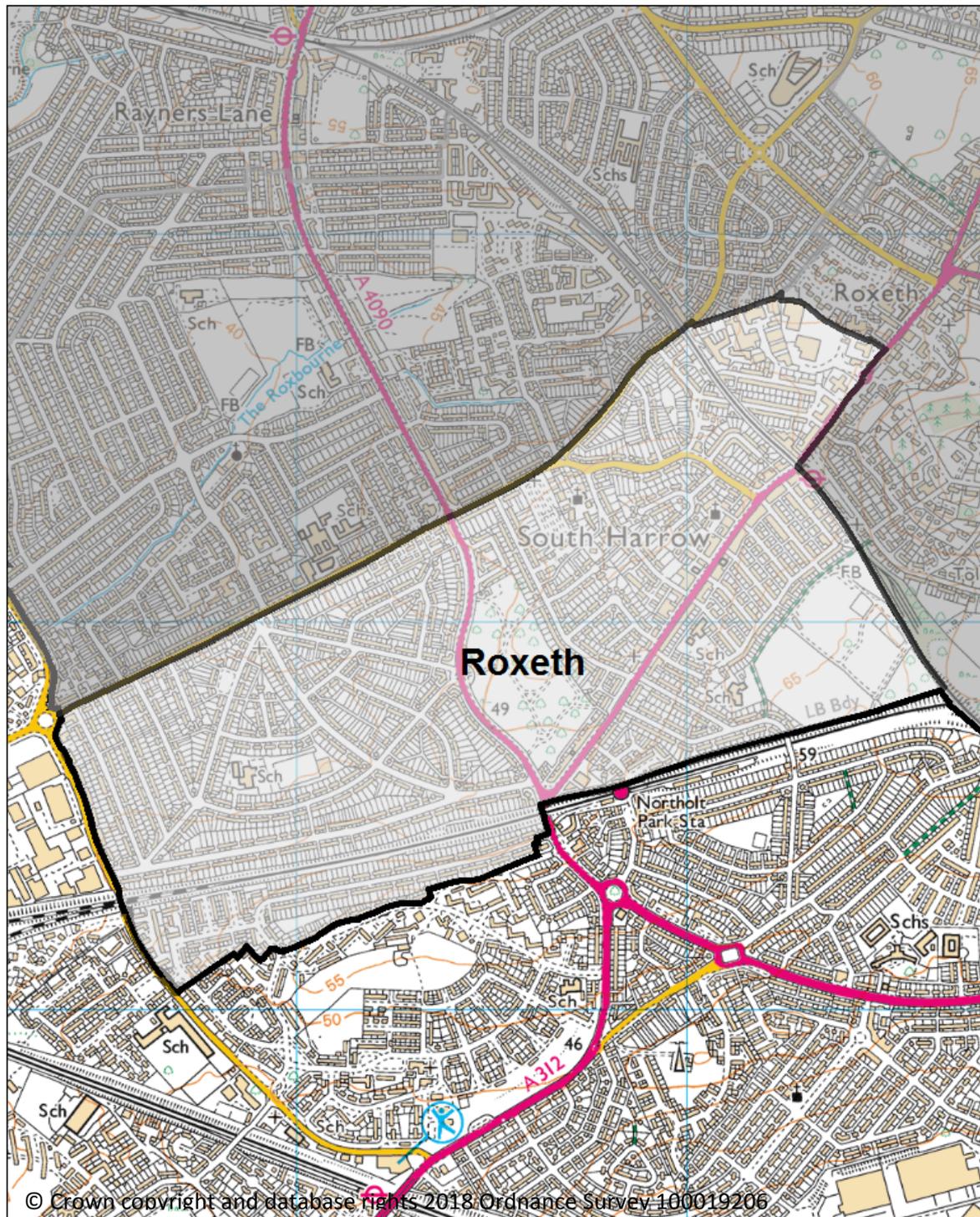
There are a number of new housing schemes located within Roxbourne ward which, all currently under construction. The largest of these developments is at the former Matrix P.H., Alexandra Avenue, proposing 60 units. Others are at Tithe Farm Social Club, Rayners Lane (30 units) and the remaining part of the Rayners Lane Estate (30 units net gain).

This ward includes the whole of existing polling districts WTA, the majority of existing polling districts WT, WUC and part of polling districts WSA, WTB, WU, WUA.

The western boundary of Roxbourne ward follows the borough boundary; the northern boundary is the shared boundary with Rayners Lane ward; the eastern boundary is the shared boundary with West Harrow ward; and the southern boundary is the shared boundary with Roxeth ward.

With an estimated electorate of 10,584 by 2024 this would make Roxbourne a three-member ward, with a variance of 0.2%.

## Roxeth



The main change to Roxeth ward is the realignment of the eastern boundary (north of Eastcote Lane) to include Sherwood Road, Stanley Road, Brember Road Industrial Estate and the retail park (including Waitrose) all within this ward, as opposed to being located in Roxbourne ward. These properties are regarded locally as being part of South Harrow and this change ensures that the majority of the district centre is now within Roxeth ward, allowing for better governance.

Roxeth ward is largely comprised of late 1920s and 1930s planned housing estates, with late Victorian terraced houses in the roads to the south of South Harrow Station, many of which have been converted to flats. Northolt Park Estate lies to the south of the Chiltern Line.

Eastcote Lane has been kept as the northern boundary, but the boundary has now been returned to how it was before the 1999 boundary review (i.e. following the centre of the road). The Piccadilly Line forms the boundary along the eastern side, as far as Northolt Road (A312), as this is an existing barrier with very few crossing points. South Harrow Station is within Roxeth ward, along with numerous important bus routes such as the 140 bus route which links Harrow to Heathrow Airport. Although Northolt Park Station, on the Chiltern Main Line, is just outside the borough access to the station is via Stroud Gate within Roxeth Ward.

The southern and western boundaries of Roxeth ward follow the borough boundary; the eastern boundary is the shared boundary with Harrow on the Hill ward and the northern boundary is the shared boundary with Roxbourne ward and West Harrow ward.

Like Roxbourne ward, this ward is bisected by Alexandra Avenue (A4090), but there are numerous safe crossing points located regularly along its length and it also provides a link between town centres and communities.

There are a number of new housing schemes located within Roxeth ward, the largest of these are at: Townsend House & Eaton House, Northolt Road proposing 116 units; 190-194 Northolt Road (48 units); the former Eastcote Arms P.H., Eastcote Lane (36 units); and Roxeth Library & Clinic, Northolt Road (26 units). All have planning permission (with the exception of the library and clinic site) and work is underway on the two largest schemes. Another windfall site for 28 units on the Northolt Road has recently been granted planning permission too.

This ward includes the whole of existing polling districts WS and WSB, together with the majority of existing polling districts WSA and WTB.

With an estimated electorate of 10,963 by 2024 this would make Roxeth a three-member ward, with a variance of 3.8%.



large supermarkets within this area. Residents in this locality benefit from a number of parks and other expanses of open space.

Several different railway lines traverse this area, so residents are well served by public transport. Two Class A roads cut through this part of the borough - A404 Pinner Road/George V Avenue and the A4090 Alexandra Avenue/Imperial Drive.

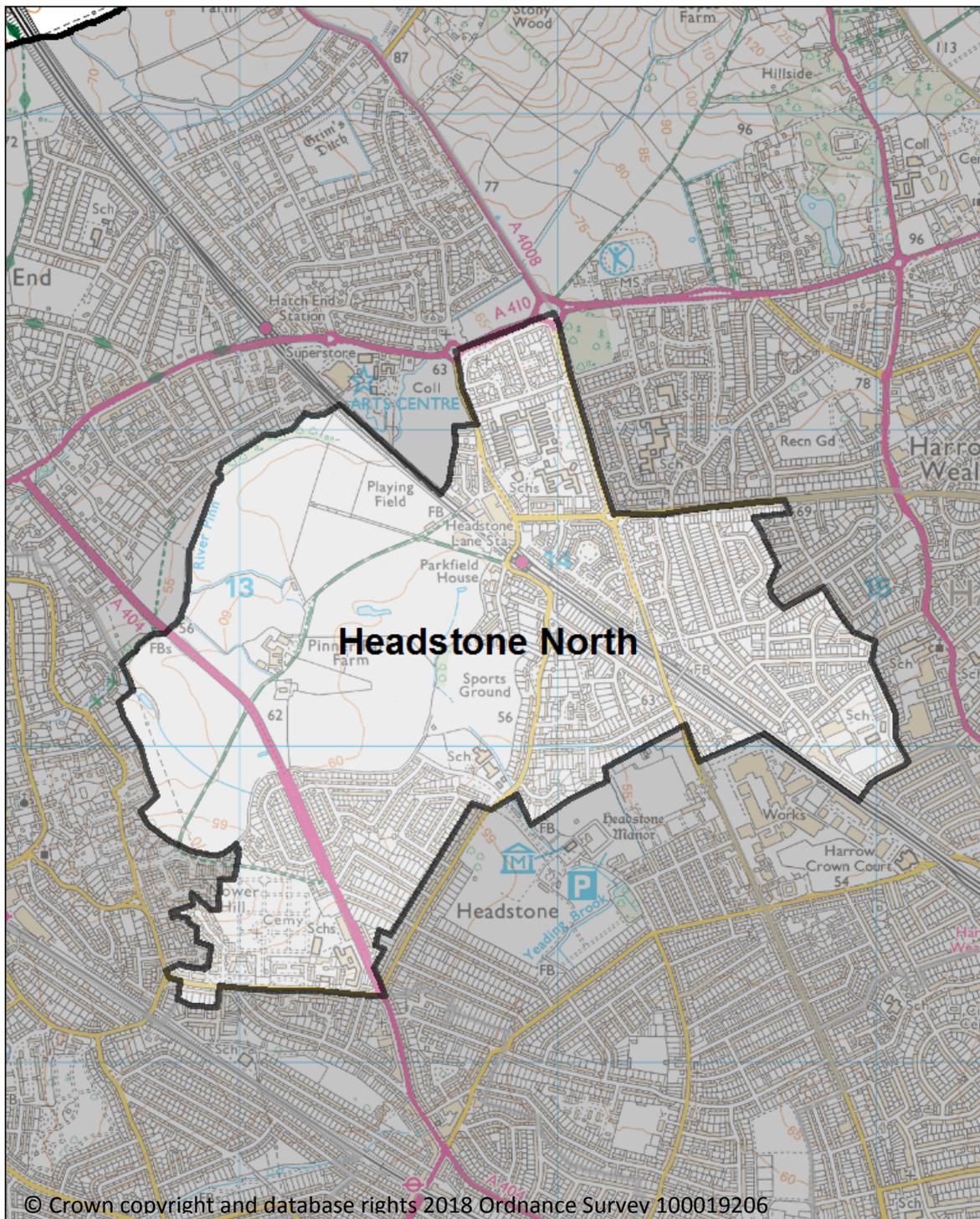
North Harrow is a new ward and has been included to reflect comments in focus groups which suggested that local people identified North Harrow as a community, but there was no corresponding ward to reflect this feeling of community - this was endorsed by councillors.

This scheme proposes five wards in this area going forward: Headstone North, Headstone South, North Harrow, Rayners Lane and West Harrow.

| <b>Ward Name</b> | <b>Number of Councillors</b> | <b>2024 Electorate</b> | <b>2024 Variance</b> |
|------------------|------------------------------|------------------------|----------------------|
| Headstone North  | 2                            | 7,180                  | 2.0%                 |
| Headstone South  | 2                            | 7,184                  | 2.0%                 |
| North Harrow     | 2                            | 7,263                  | 3.2%                 |
| Rayners Lane     | 2                            | 6,831                  | -3.0%                |
| West Harrow      | 2                            | 7,139                  | 1.4%                 |

It should be noted that ward names indicated are provisional and for reference only.

## Headstone North



Headstone North is the most northerly of the wards in this cluster. The north-west of this ward is predominantly Green Belt, with residential suburban dwellings in the south.

The northern boundary of the ward follows the River Pinn at the top edge of Pinner Park (Farm). The boundary then follows the southern edge of Harrow Arts Centre/Hatch End Playing Field. The eastern boundary follows Courtenay Avenue encompassing the western side of the Headstone Estate and the inter-war housing in roads leading south off Long Elmes. The boundary is extended to include Whitefriars School - many of the students from

this school live in Headstone North and therefore this boundary is seen to better reflect the community identity surrounding the school.

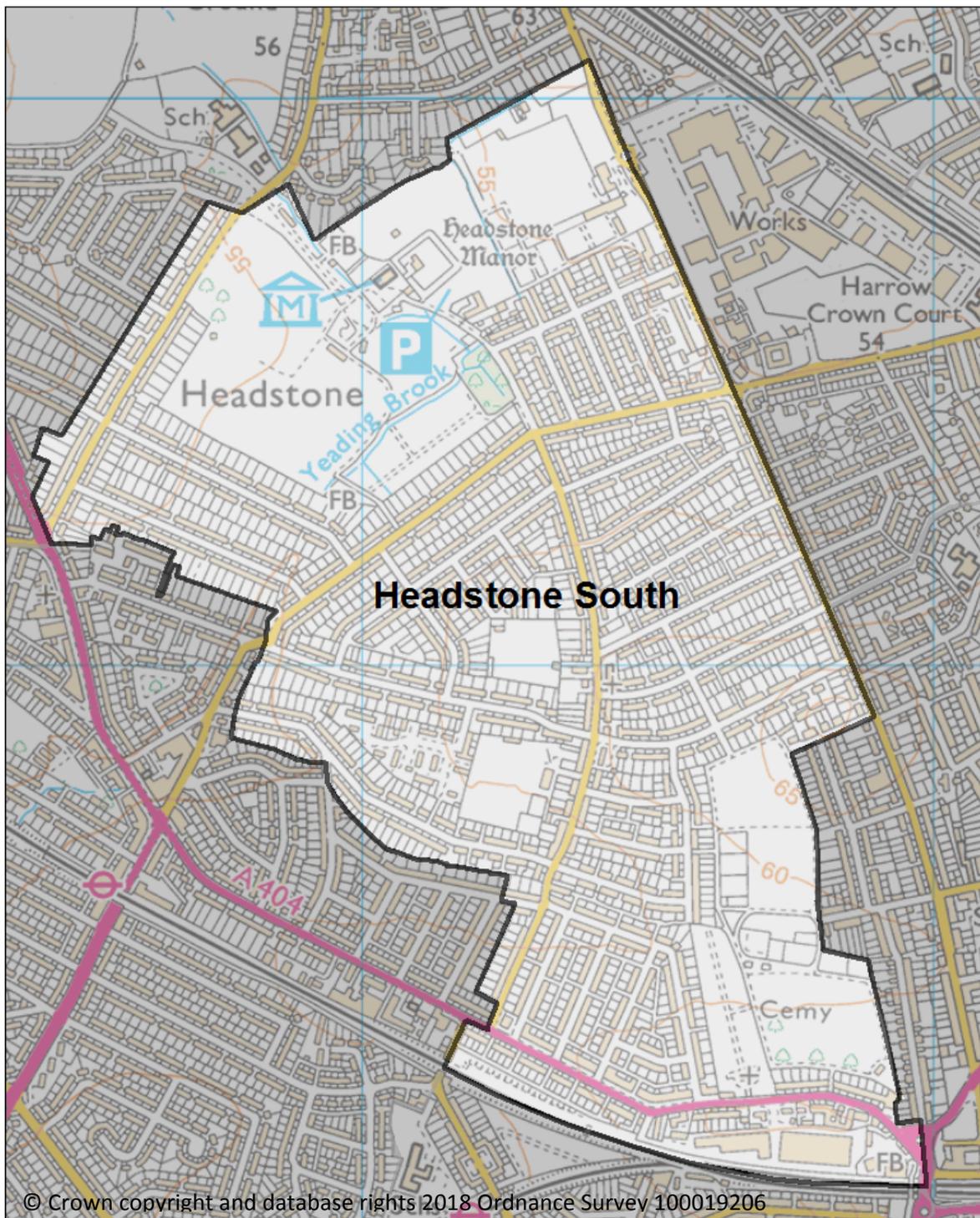
Headstone North ward no longer extends as far south as, and across the Metropolitan Line, culminating along the Pinner Road, following Headstone Lane and the northern boundary of Headstone Manor. The ward does now extend over the West Coast Main Line/London Overground line, which once acted as the eastern boundary. In this part of the borough the line is a much more porous boundary, with three crossing points and many school children in this area crossing his railway to attend schools the other side of the railway. One of the key crossing points is at Headstone Lane Station, which serves the residents living in this part of the ward.

There is no district centre in Headstone North, however this ward benefits from good transport links both internally in the ward, and externally. George V Avenue (dual carriageway) and the H18 bus route lead directly into Headstone South and beyond, where amenities can be accessed easily by residents. Alternatively the amenities of Hatch End can easily be reached too.

This ward comprises polling districts RYB, together with parts of EGB, EJB, WR and WRA. No major housing schemes have been granted planning permission, or recently submitted, in this ward.

The reduced size and repositioning of this ward signifies that this ward will be represented by two councillors in the future, based on the proposed electorate for this area. With an estimated electorate of 7,180 by 2024 this would give Headstone North a variance of 2%.

## Headstone South



Headstone South ward is predominantly characterised by 1930s semi-detached housing. Older terraced houses line the 'county roads' leading off Pinner Road and the roads which run from east to west from Pinner View to Harrow View. Pinner View runs from north to south through the centre of this ward, with the majority of the streets in this ward feeding off Pinner View, giving the area a good sense of community, as well as a good local road network. Headstone Manor has now been included within Headstone South, as the main entrance to Headstone Manor and Museum is via Pinner View, making this attraction easily

accessible to the residents of this ward. St. Georges Church in Pinner View, together with the Church Hall opposite, are local landmarks and are designated Listed Buildings.

Harrow View forms the ward's eastern boundary, as far as Buckingham Road where the boundary turns to follow the edge of Headstone Recreation Ground, a clearly identifiable boundary. The houses to the east of the recreation ground, as far as Harrow View, are now all included in Greenhill West ward, as these streets need to be grouped together in terms of residential character and community.

The southern boundary follows the Metropolitan Line, heading north along Pinner View before continuing west along Canterbury Road, then south along Manor Way to Headstone Lane, which forms the western boundary of this ward.

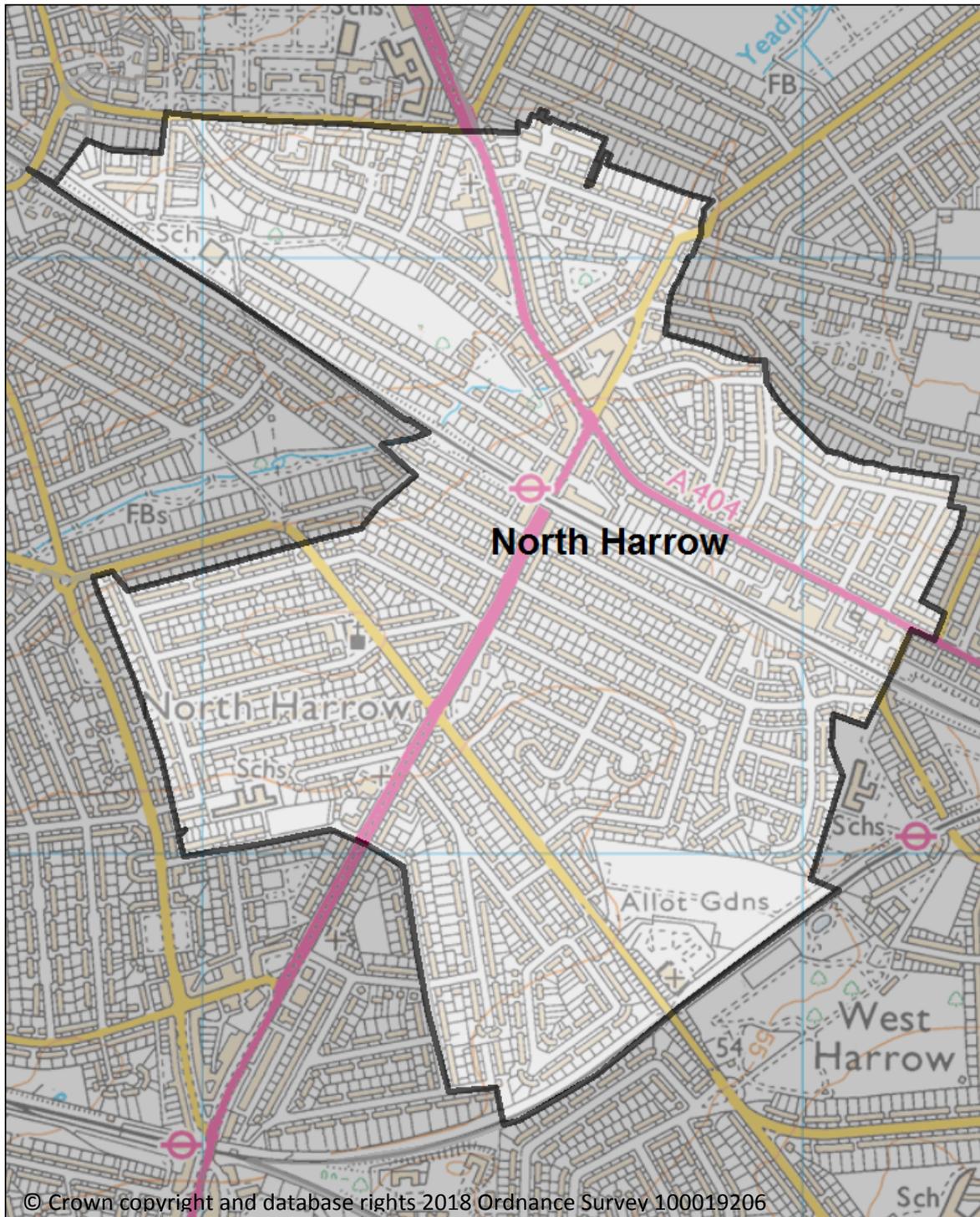
The ward includes: the whole of polling district WNB; most of WN; and parts of WNA, WR and WRA.

Whilst there are no stations or shopping centres in this ward, North Harrow District Centre, just south of this ward, provides these facilities for residents. Buses run along Pinner Road, Harrow View and Headstone Gardens/Parkside Way. The ward is also devoid of primary schools.

To the north-east of the ward a major redevelopment scheme is currently underway on the site of the former Kodak sports ground (Zoom Leisure) on Harrow View. This development, by Persimmon Homes, includes 314 new homes and public open space. The development is scheduled to complete before 2024 and has been taken into account in the electoral forecasts.

It is proposed that Headstone South ward will be a two-member ward, with an estimated electorate of 7,184, giving a variance of 2%.

## North Harrow



This ward is new and has been included to reflect comments made in focus groups and by Members, suggesting that local people identified North Harrow as a community, but there was no corresponding ward to reflect this feeling of community. Therefore, a North Harrow ward has been created, which uses the North Harrow retail centre as the focal point for this community.

North Harrow District Centre is situated to the north of the ward and includes North Harrow Station. The centre includes a number of community facilities, for example: North Harrow Home Guard Club; Harrow Gateway (helping people with learning disabilities); St. John

Ambulance Hall; and the Savoy Court Community Centre. North Harrow Library has recently reopened as a community library and the iconic and competition winning North Harrow Community Centre is currently under construction.

This ward reflects where the communities for St. John Fisher Catholic Primary School and Longfield Primary School are situated, with a large proportion of children from these two schools being located within the North Harrow ward. The ward includes the whole of polling district WOB and parts of WOC, WRB, WRA and WNA. No new large scale housing developments are currently proposed within this ward.

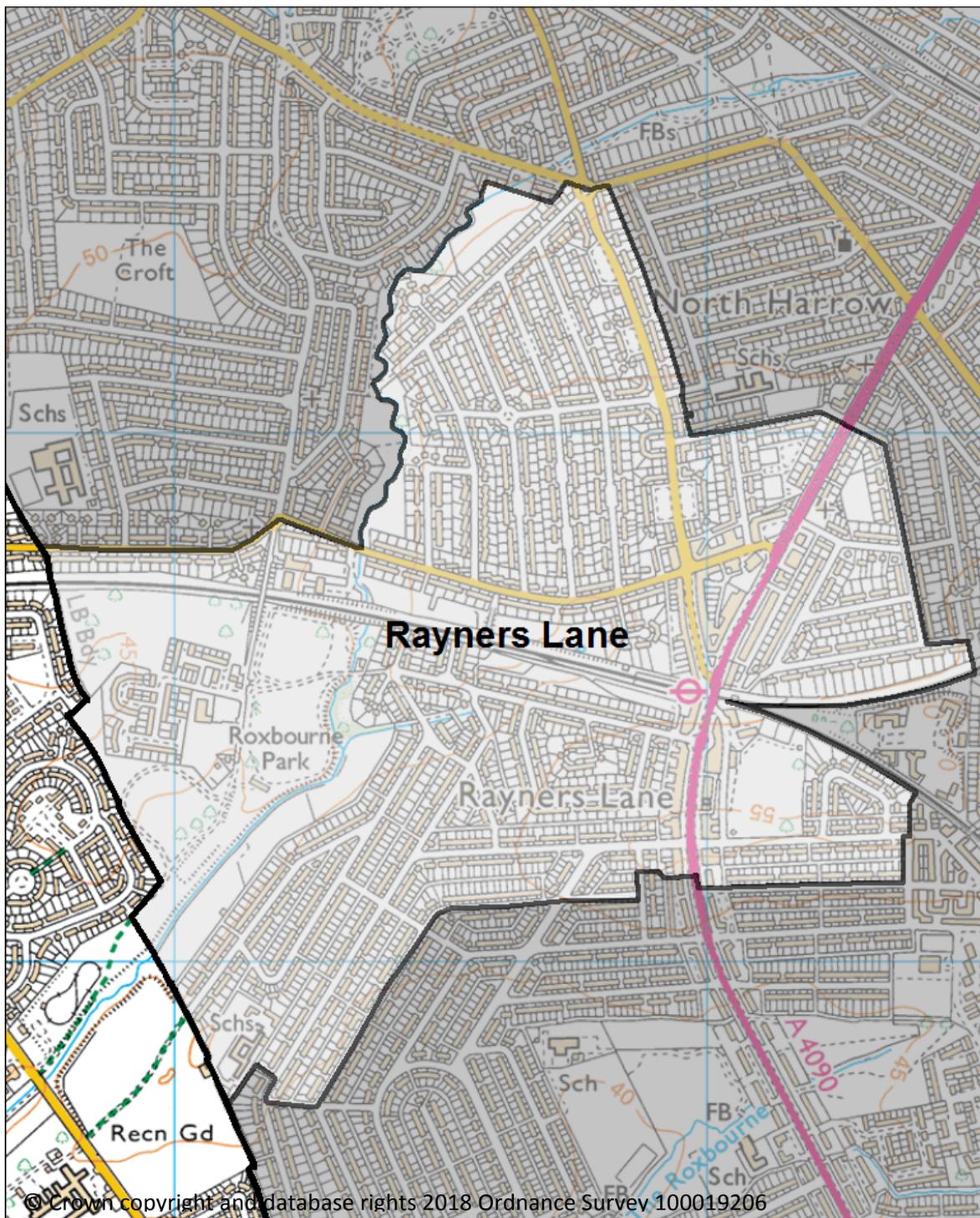
The ward boundary to the north encompasses the district centre and the roads which feed off Station Road. With the exception of the some of the 'county roads' in North Harrow, which lead off the Pinner Road, the majority of the housing in this area is inter-war planned estates. Railway lines form clear boundaries to the south-east and north-west for part of the ward boundary. The southern boundary extends up The Drive, along Farm Avenue and Lankers Drive, Chester Road before linking again to the railway line.

There is limited public open space in North Harrow ward with a number of allotments being the only greenspace located here. Adjacent to The Ridgeway Allotments, to the south of the ward there is a religious meeting hall built around 20 years ago, set in reasonably sized grounds.

Transport links are good with North Harrow Metropolitan Line Station and buses along Pinner Road and through the centre of the ward along Station Road/Imperial Drive, so the new ward can be regarded as providing effective and convenient local governance.

North Harrow ward will be a two-councillor ward - the projected 2024 electorate is 7,263, giving a variance of 3.2%.

## Rayners Lane



Rayners Lane ward is the most westerly ward in this grouping and borders the London Borough of Hillingdon to the west. The boundaries of this ward have changed fairly significantly from the existing boundaries, largely to accommodate the new North Harrow ward.

The Metropolitan and Piccadilly lines unavoidably run through Rayners Lane ward, but this allows the town centre to become incorporated into one ward, giving Rayners Lane ward a better focal point for community identity, and also providing means of convenient local

governance. The main railway crossing point is on the A4090 (Imperial Drive/Alexandra Avenue). Rayners Lane District Centre performs well as a retail designated space, and provides a good range of local services and shops to the community surrounding it.

The area dates almost wholly from the late 1920s and the 1930s and consists of several large estates, built for owner-occupation, most notably Harrow Garden Village, to the north of Village Way. The shopping centre itself epitomises a Metroland district centre and much of this is now a designated Conservation Area. The northern part of the shopping centre contains several 1970s office blocks, mostly now in the process of being converted to apartments. The residential areas to the south of the shopping centre were again constructed in the inter-war period and its residents are within walking distance of the district centre.

The north boundary of the ward now runs along Eastern Avenue, and then follows the River Pinn, giving the ward a new and clearly defined physical boundary. The boundary then follows down Rayners Lane, following the previous ward boundary. Houses either side of Imperial Drive have now been included, as these houses look towards Rayners Lane centre for their local amenities. The houses south of Ovesdon Avenue have been removed from Rayners Lane ward in order to give it a more consistent southern boundary.

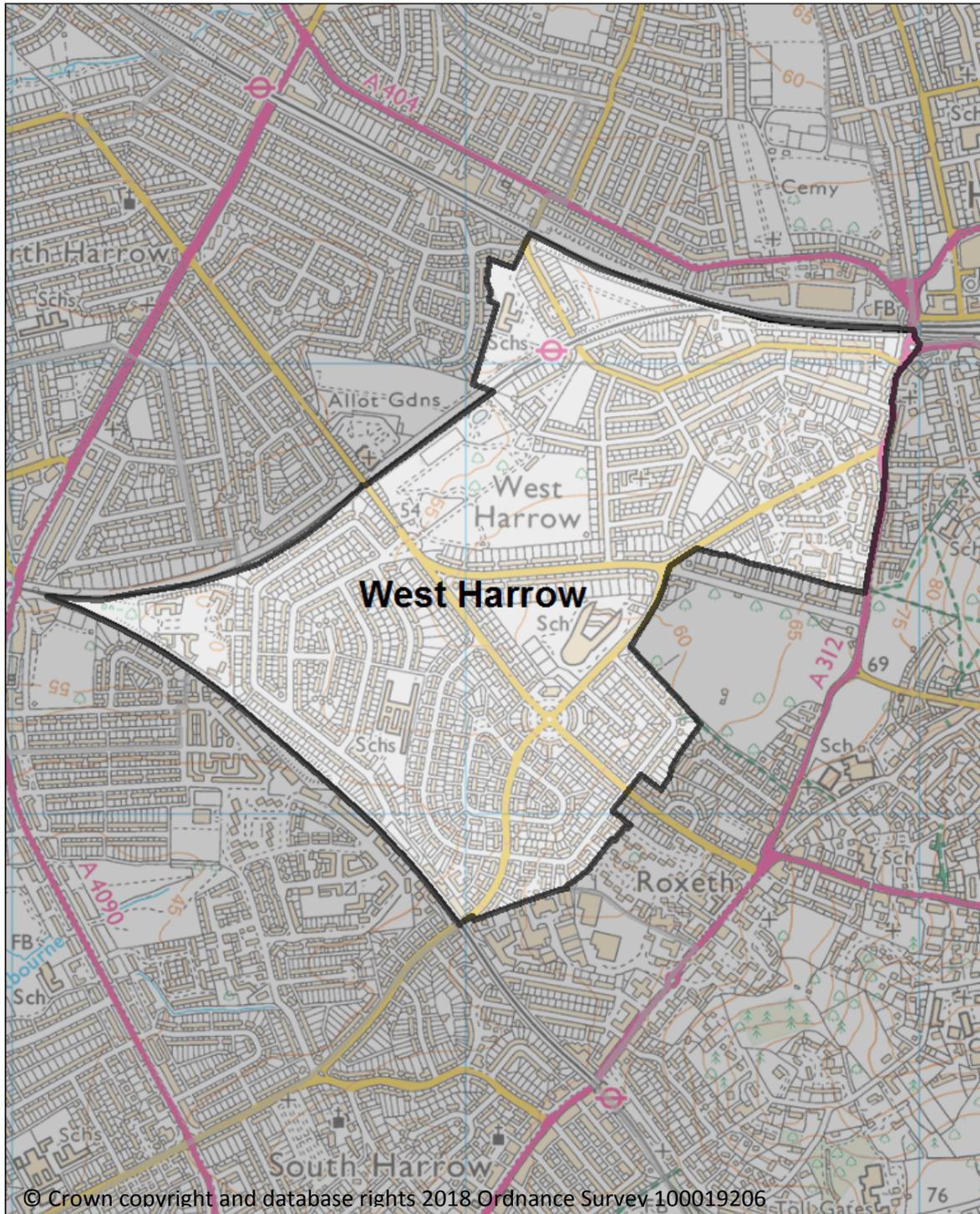
Roxbourne Park has now been brought into this ward, together with the Moriah Jewish Day School and the adjacent housing estate (constructed in 2001) off Cannon Lane. This part of Cannon Lane feeds off Eastern Avenue/Village Way, now in Rayners Lane ward.

Polling district WUB is wholly within this ward and parts of RWB, WRB, WOC, WU, WUA, WUC also fall within the ward. Only one potential medium-scale development site (50 units) has been included within the electoral estimates. This is the Rayners Lane Station car park site and TfL are in discussions to redevelop this site for housing and replacement car parking.

The new Rayners Lane ward and district centre are highly accessible by public transport, allowing for good governance in this new ward.

A two-councillor ward is now proposed for Rayners Lane, with a potential electorate of 6,831, giving a variance of -3%.

## West Harrow



West Harrow ward lies just to the south-west of Harrow Town Centre, abutting Harrow on the Hill to the east. It is felt that the existing West Harrow ward boundary does not adequately reflect the communities living in this area. This is partly because Shaftesbury Circle, Whitmore High School and the surrounding residential area are all currently included in Harrow on the Hill ward, despite having little identity with the Hill. This reflects the fact that all of Harrow's wards are currently three-member wards, so the current ward boundaries do not always reflect Harrow's communities.

The issue concerning West Harrow's boundaries was perhaps the most frequently mentioned point brought up by participants in focus groups, highlighting the fact that the current ward lacked proper community identity. The Metropolitan Line runs through the middle of the current West Harrow ward, with just two crossing points along the railway line.

West Harrow has now been given a much stronger identity, using the Metropolitan and Piccadilly railway lines as strong physical boundaries. The boundary deviates slightly so as to include Vaughan Primary School, West Harrow Station and the adjacent local shopping parades within West Harrow ward. Students attending Vaughan School predominantly come from the West Harrow area, another justification for including the school within West Harrow ward to reflect communities. This area also has two crossing points within close proximity to the school, which means it is easily accessed by children either side of the railway line.

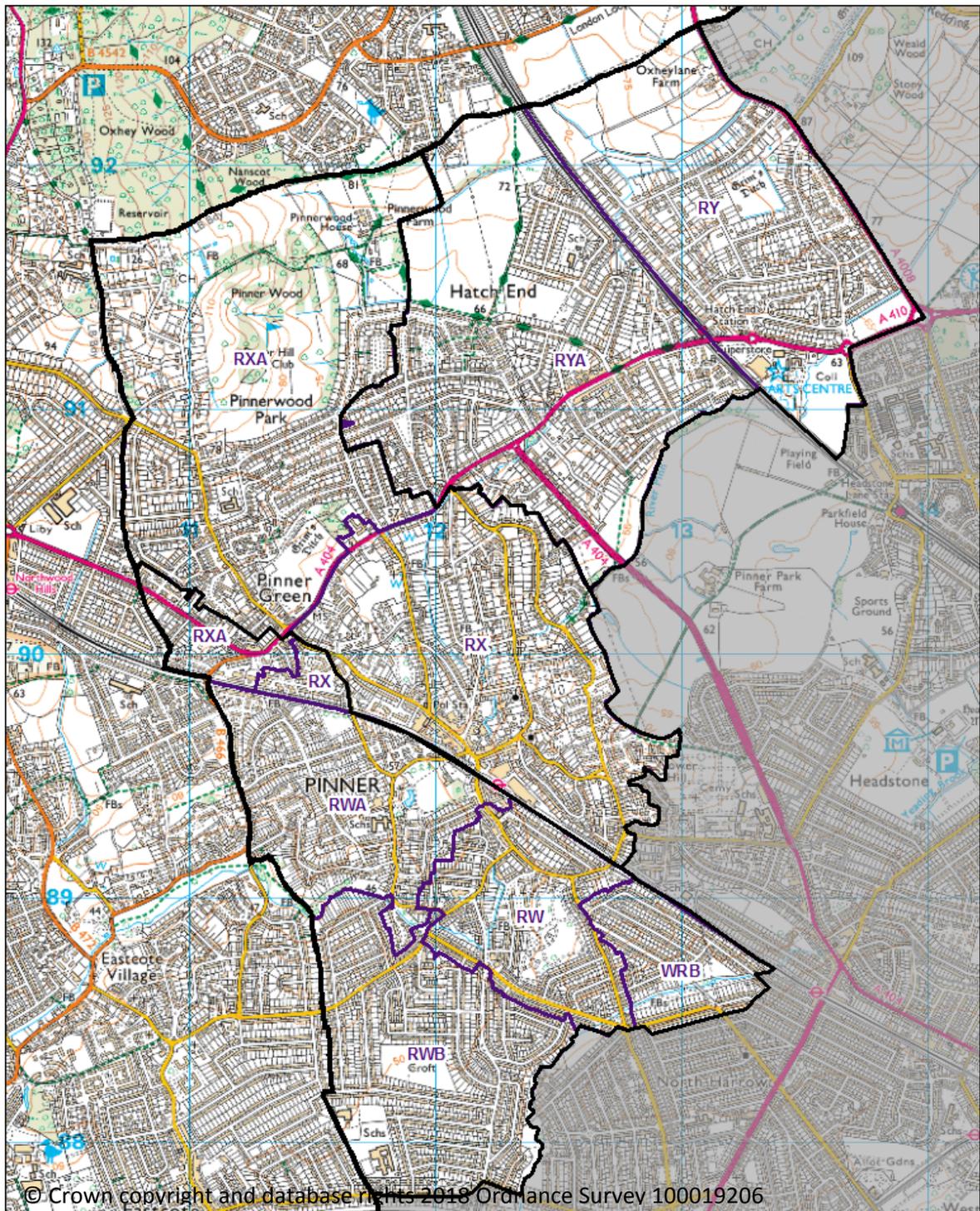
The area surrounding Shaftesbury Circle has now been sited in West Harrow ward, reflecting largely what communities identify as West Harrow. This residential character area is more fitting with the residential housing types of West Harrow, largely inter-war housing in this part of the ward, including a significant number of maisonettes. The area around West Harrow Station has a different character, as here late Victorian/Edwardian terraces predominate, with a fairly high proportion of these properties converted into flats. Properties either side of Lascelles Avenues are part of the Honeybun Estate. The recently redeveloped Strongbridge Estate remains in the ward and is situated at the westernmost point of the ward.

Polling districts WO and WOA fit entirely within this ward, with the majority of WMC located here too.

This new ward is more compact; however, this is effective for governance, as there are good internal transport links, with several bus routes within and on the edges of the ward and most facilities within walking distance. This ward lacks a town centre, but again is within walking distance of Harrow Town Centre, where many of the residents will look towards for their amenities. Shaftesbury Circle to the south offers local shopping facilities, including a Tesco Metro and the popular McDonalds Drive Thru restaurant.

West Harrow ward will be a two-councillor ward - the projected 2024 electorate is 7,139, giving a variance of 1.4%. These projections allow for the redevelopment of the Vaughan Road car park at the north-east tip of the ward. The site has planning permission for 33 apartments in a mixed use development.

## 5. Pinner and Hatch End



Pinner and Hatch End is to the north-west of the borough and abuts the London Borough of Hillingdon along its western boundary and Three Rivers District Council along its northern boundary.

The Pinner and Hatch End area has limited scope for retail and employment growth and a modest capacity to accommodate new homes over the next 10 years. The open space in the north of Pinner and Hatch End is an integral part of the Green Belt which provides a setting for the historic village for Pinner. Pinnerwood Farm also provides a boundary for the

separate communities of Pinner and Hatch End. The River Pinn and its main tributary, the Woodridings Stream, flow through Hatch End and Pinner, providing a clear natural boundary in this case.

This area forms a part of Metroland, a name given to the suburban areas that were built to the north-west of London in the counties of Buckinghamshire, Hertfordshire and Middlesex in the early part of the 20<sup>th</sup> century and served by the Metropolitan Railway. Metroland was made famous by the 1973 documentary film written and narrated by the then Poet Laureate Sir John Betjeman in which the Pinner Fair (which has taken place annually for nearly 700 years) featured.

There are number of parks, playing fields and public open spaces in the area including Pinner Memorial Park, Pinner Village Gardens, Montesole Playing Fields and Shaftesbury Playing Fields Farm Ecology Park, as well as Pinner Hill Golf Club.

Pinner and Hatch End are largely linear shopping centres, running along both sides of Elm Park Road and Marsh Road in Pinner, and Uxbridge Road in Hatch End. Pinner High Street also has a number of shops and restaurants, all set within a conservation area, with many of the buildings listed due to their special architectural or historic interest. St. John the Baptist Church, at the top of the High Street, is an iconic feature of the street scene.

The area is well served by superstores - there is a large Morrisons foodstore adjacent to the Harrow Arts Centre on Uxbridge Road, which provide both a retail and cultural hub for residents of this area. Pinner has a Tesco superstore at Pinner Green, with Sainsbury's and M&S Simply Food stores located within the district centre. All provide important retail locations for residents living in the west of the borough.

The area is serviced by two railway stations, Hatch End Station on the London Overground Line gives a direct link to Central London via Euston and to Watford, and Pinner Station on the Metropolitan Line also gives easy access to London.

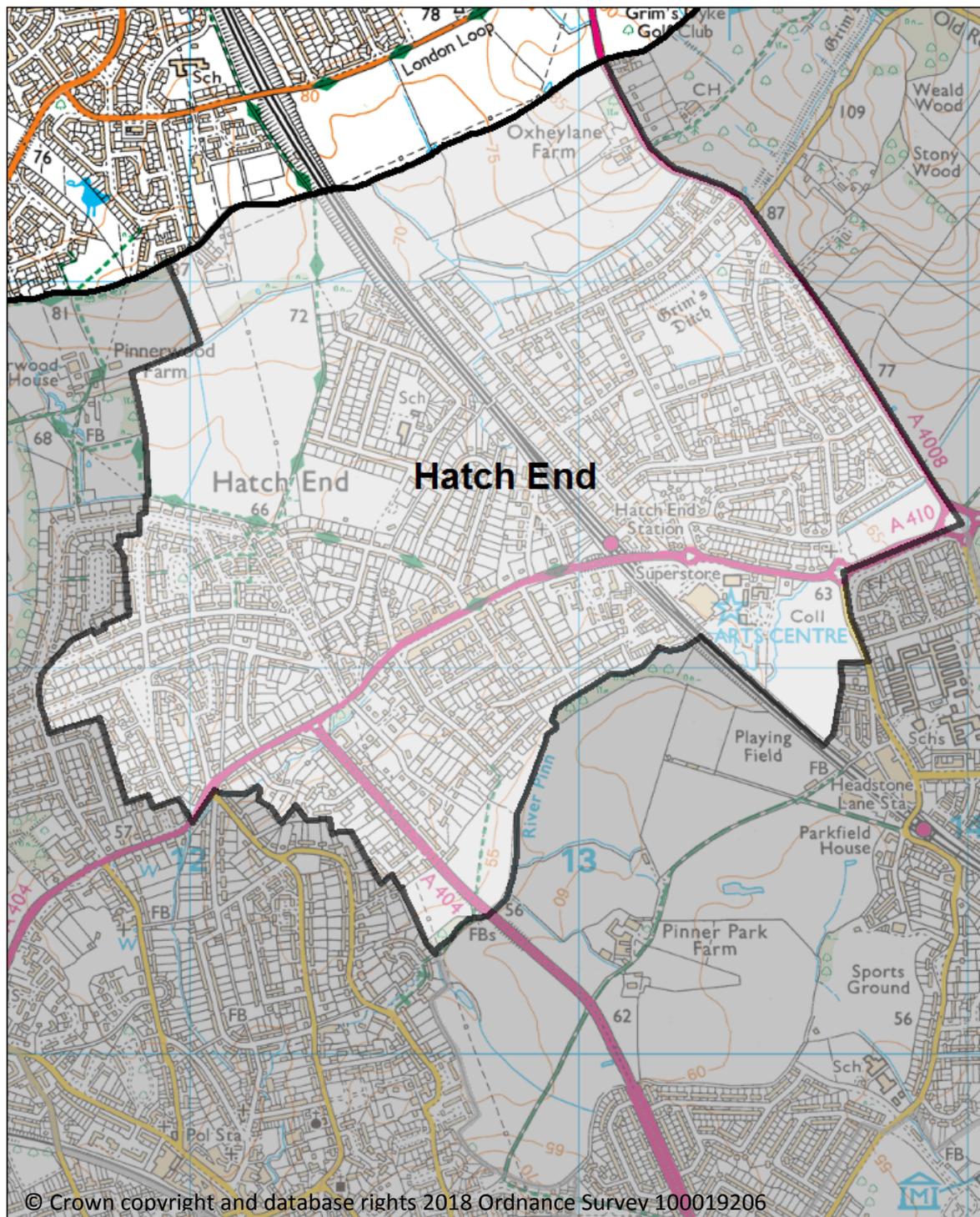
The existing ward patterns have been retained in this area with only minor changes made as the projected change in population fitted in well with the existing communities and the proposed number of councillors.

Three wards are proposed in this area: Hatch End, Pinner and Pinner South.

| <b>Ward Name</b> | <b>Number of Councillors</b> | <b>2024 Electorate</b> | <b>2024 Variance</b> |
|------------------|------------------------------|------------------------|----------------------|
| Hatch End        | 2                            | 6,973                  | -1.0%                |
| Pinner           | 2                            | 7,101                  | 0.9%                 |
| Pinner South     | 3                            | 9,986                  | -5.4%                |

It should be noted that ward names indicated are provisional and for reference only.

## Hatch End



Hatch End has seen little change to its boundaries, with the only change to the south of the ward.

Despite the fact that the West Coast Main Line runs through the centre of Hatch End ward, it is identified as having a strong community that crosses this railway line. It has two crossing points, one of which is Uxbridge Road - a busy road that runs through the town centre and allows people to easily cross the railway line. The town centre also provides a strong focal point for the ward, providing convenient local governance.

This ward has a mixed residential character, generally having a more spacious appearance. There are two conservation areas north of the Uxbridge Road and a large number of modern flatted developments situated along the Uxbridge Road.

The new southern boundary in this area follows the River Pinn, and then extends south along the railway line to include the Harrow Arts Centre and the Morrisons foodstore, as these amenities provide a retail and cultural hub for residents living in Hatch End ward. The boundary then follows the southern boundary of the existing RY polling district along the eastern side of Hatch End playing Fields and along Headstone Lane and Uxbridge Road (A410), which delineates the residential area south of Uxbridge Road from the distinct community north of this road. However, both residential areas clearly identify with Hatch End.

The eastern boundary follows Oxhey Lane (A4008) and is the shared boundary with Harrow Weald ward. The northern boundary of Hatch End ward follows the borough boundary, whilst the boundary to the west follows the existing RYA polling district boundary, fitting in well within the existing communities and providing good local governance. It is the boundary with Pinner ward.

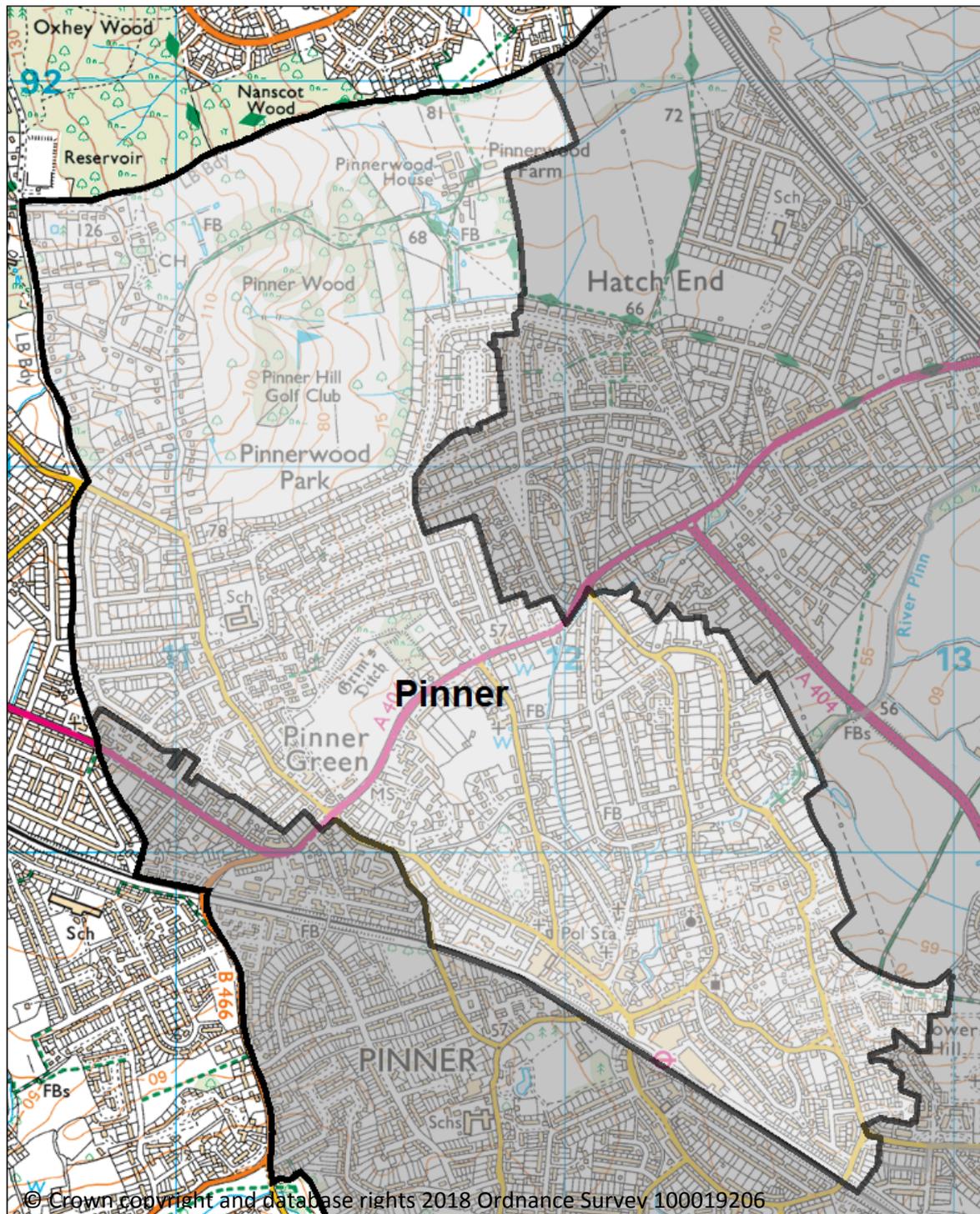
Polling district RYB has been completely removed from Hatch End ward and transferred to Headstone North ward. St. Teresa's Catholic Primary School and Nursery in this area largely takes its students from the Headstone North area and very few children attend this school from Hatch End. Therefore this inclusion of this area in Headstone North better reflects the community centred around this school.

No future new large housing schemes have been identified within Hatch End ward.

This ward includes the whole of existing polling districts RY and RYA.

With an estimated electorate of 6,973 by 2024 this would make Hatch End a two-member ward, with a variance of -1%.

## Pinner



The ward contains the historic village of Pinner and is largely residential in character to the south, but has sparsely populated land in the north. It includes Pinner Hill Golf Club and Pinner Wood.

As well as the Metroland housing in Pinner, the area contains much Edwardian housing, as well as council estates and post-war private housing north of the Uxbridge Road. Around the historic village centre of Pinner many much older buildings survive, adding to the unique

character of this area. The recently regenerated Mill Farm Estate is situated in the north-west of the ward, off Pinner Hill Road.

The Pinner ward boundary has largely remained the same. This boundary is considered to be a boundary which works well, and follows what focus group participants regarded as Pinner.

The southern boundary of Pinner ward (to the west) is north of the Rickmansworth Road (A404) and excludes those properties which face onto Rickmansworth Road. Although the Tesco superstore is in Pinner South ward it is easily accessible to residents of Pinner ward. The boundary also follows Elm Park Road, West End Lane and the railway line as far as Marsh Road. On the whole this follows the existing polling district RX, with the eastern boundary following the existing polling districts RX and RXA, west of Pinner New Cemetery and Pinner Park. Heading north the boundary is unchanged from the existing, fitting in well within the existing communities and providing good local governance.

The northern and western boundaries of Pinner ward follow the borough boundary, the eastern boundary is the shared boundary with Hatch End ward and Headstone North ward and the southern boundary is the shared boundary with Pinner South ward.

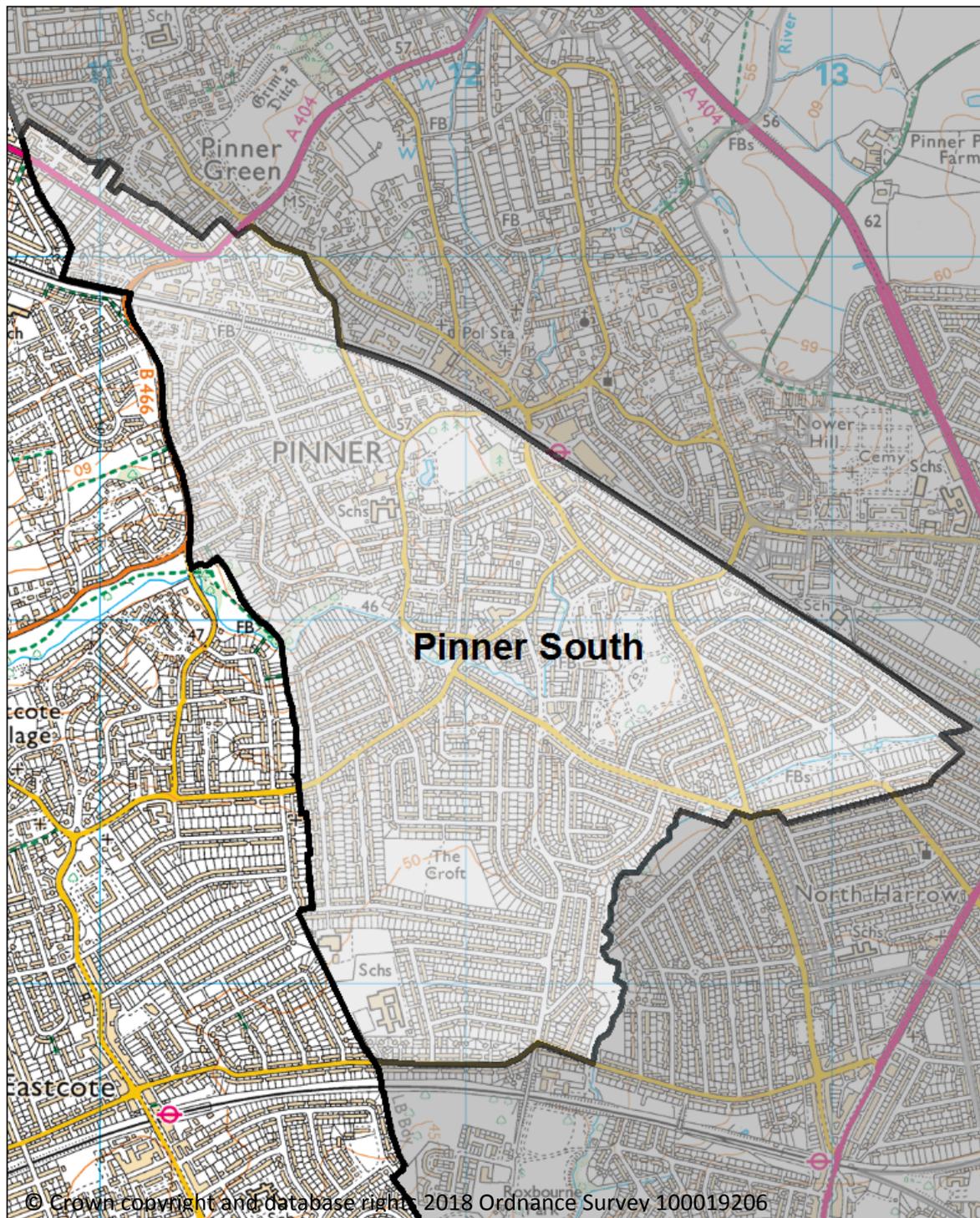
There are good transport links internally within the ward and although the district centre is bisected by the Metropolitan Line, the majority of the centre is in Pinner, which means that effective governance can be undertaken in this area.

There is one new proposed large housing scheme within Pinner ward, this is a council-owned site in Waxwell Lane, currently a public car park. Planning permission has recently been approved for 34 units and the site is expected to be developed before 2024.

This ward includes the majority of existing polling districts RX and RXA, and part of existing polling district RWA.

With an estimated electorate of 7,101 by 2024 this would make Pinner a two-member ward, with a variance of 0.9%.

## Pinner South



Pinner South ward has been extended north of the Metropolitan Line to include Rickmansworth Road (A404). Although this ward boundary crosses a railway line, there are three crossing points along this small stretch, including one footbridge. Rickmansworth Road is also not considered a barrier, as children living in this small area cross the Rickmansworth Road to attend Pinner Wood Primary School.

The Tesco superstore, in Pinner Green, is in Pinner South ward, but it is easily accessible to the residents of both Pinner and Pinner South wards.

The southern part of Pinner South ward was largely constructed in the 1920s and 1930s and is largely formed of semi-detached housing. The area immediately south of the Metropolitan Line is more mixed in character, with a high proportion of detached houses including pockets of open space.

The western boundary follows the borough boundary and the eastern boundary follows the River Pinn as far as the five exit roundabout at the junction of Rayners Lane, Whittington Way, Church Avenue and Suffolk Road. Here the boundary follows a more southerly route taking in Suffolk Road. South of the River Pinn there is easy access to Suffolk Road via a number of footbridges and also from Rayners Lane and Northumberland Road. It extends to the railway line to the north which is a clear physical boundary.

The southern boundary now follows Eastern Avenue and Village Way, moving the Moriah Jewish Day School and the housing development off Cannon Lane into Rayners Lane ward, but still keeping this community in one ward.

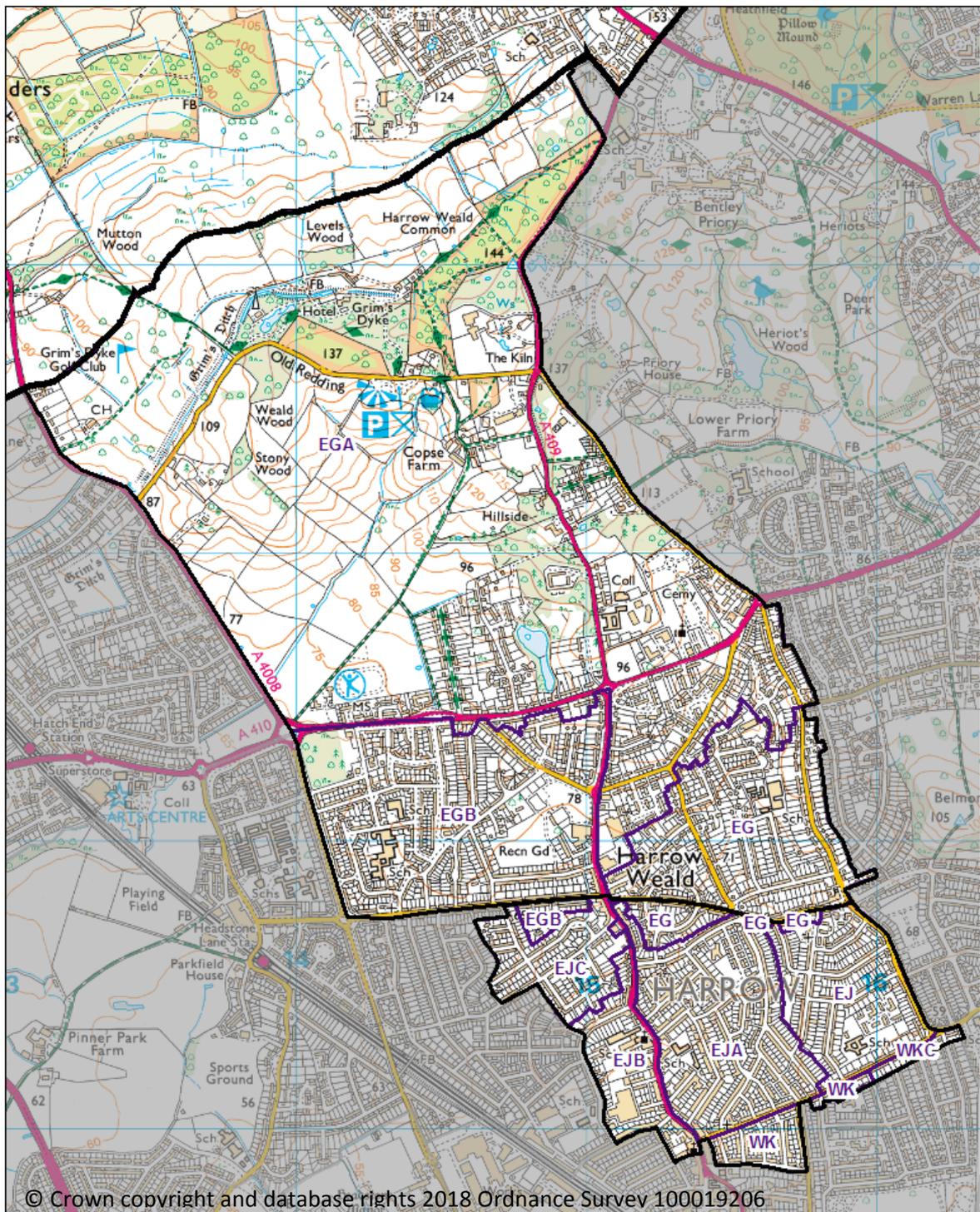
The western boundary of Pinner South ward follows the borough boundary, the northern boundary is the shared boundary with Pinner ward, the eastern boundary is the shared boundary with North Harrow ward and the southern boundary is the shared boundary with Rayners Lane ward.

There are two new large housing schemes located within Pinner South ward, these are at the former Greenhill Service Station, Marsh Road proposing 29 units and the former George P.H., Marsh Road (25 units) and both will be completed by 2019.

This ward includes the whole of existing polling district RW and RWA and part of existing polling districts RWB, RX, RXA and WRB.

With an estimated electorate of 9,986 by 2024 this would make Pinner South a three-member ward, with a variance of -5.4%.

## 6. Harrow Weald



Harrow Weald is to the north of the borough and abuts Three Rivers District Council and Hertsmere Borough Council along its northern boundary.

The countryside in the north of Harrow Weald is an integral part of the Metropolitan Green Belt which checks urban sprawl and provides a buffer between Greater London and the neighbouring urban areas of Hertfordshire. There are a number of public rights of way giving Harrow's residents access to large areas of countryside close to where they live and some amazing views across London.

There are number of parks, playing fields, public open spaces and cemeteries in the area including Harrow Weald Common, Harrow Weald Recreation Ground and Harrow Weald Cemetery, as well as Grim's Dyke Golf Club.

Harrow Weald is a largely linear shopping centre running along both sides of High Road. Waitrose and Iceland stores are located here, as well as a number of small local shops and which serve the local community very well. There is also a Homebase DIY store, Harrow Weald bus garage and a KFC Drive Thru restaurant.

Although there are no railway stations in Harrow Weald there are numerous bus routes linking Harrow Weald to Harrow and Wealdstone town centres as well as Watford.

One of the two Harrow College campuses is in Harrow Weald in Brookshill Drive. Formerly known as Weald College it merged with Greenhill College, located in Harrow Town Centre, in 1999 and offers both sixth form and adult courses

Bannister Outdoor Sports Centre is located in Harrow Weald in Uxbridge Road. Named after Sir Roger Bannister (the first person to run a mile in under four minutes) who was born in Harrow. The facilities include an eight-lane, 400 metre floodlit running track, seven different football pitches for five, seven and 11-a-side matches and a full-sized rugby pitch.

Grim's Dyke Hotel is another well-known landmark in Harrow Weald, currently used for weddings, corporate events and private parties. It's most famous resident was Sir William Schwenck Gilbert (W. S. Gilbert) best known for his collaboration with Arthur Sullivan in producing 14 comic operas such as H.M.S. Pinafore, The Pirates of Penzance and The Mikado. Gilbert drowned in the lake at Grim's Dyke in May 1911.

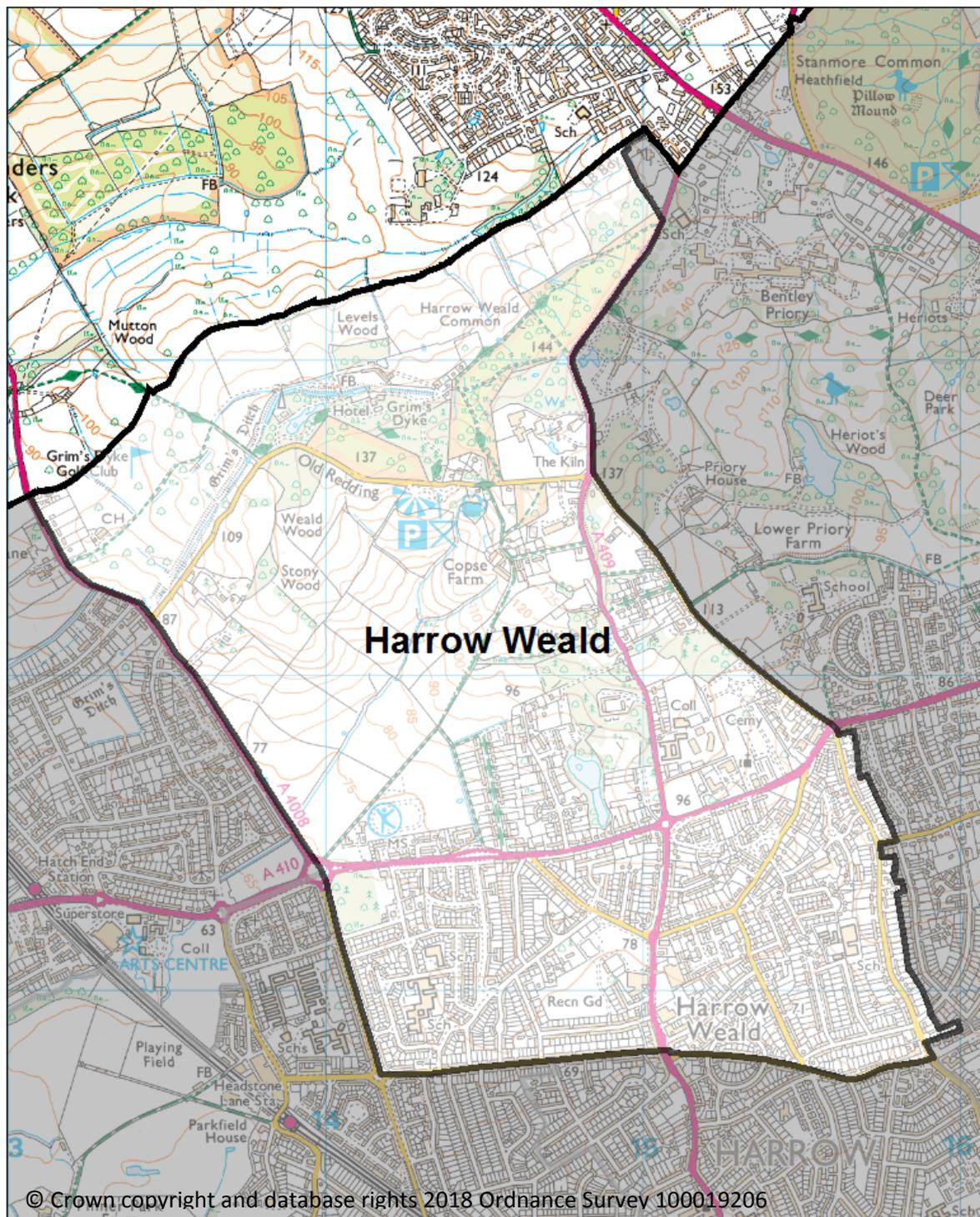
The existing ward patterns have been retained in this area with only minor changes made as the projected change in population fitted in well with the existing communities and the proposed number of councillors. However, Wealdstone North ward replaces the existing Wealdstone ward with the proposed Wealdstone ward now located further south to include Wealdstone District Centre.

Two wards are proposed in this area: Harrow Weald and Wealdstone North.

| <b>Ward Name</b> | <b>Number of Councillors</b> | <b>2024 Electorate</b> | <b>2024 Variance</b> |
|------------------|------------------------------|------------------------|----------------------|
| Harrow Weald     | 2                            | 7,086                  | 0.7%                 |
| Wealdstone North | 2                            | 6,968                  | -1.0%                |

It should be noted that ward names indicated are provisional and for reference only.

## Harrow Weald



More than half of this ward is characterised by Green Belt, however, in the south the area becomes denser with suburban development. There is little proposed change in Harrow Weald ward, as these boundaries are identified as clear and strong physical boundaries. The northern, eastern and western boundaries have remained unchanged.

The southern boundary of Harrow Weald ward now follows Long Elmes, College Avenue and College Hill Road, providing a clear and effective boundary in this area, as there have been criticisms that the existing boundary here is 'messy'.

The Headstone Estate (south of the Uxbridge Road) remains split between two wards (Harrow Weald and Headstone North), but focus group participants argued that these were two very separate and distinct communities either side of Courtenay Avenue. There are a number of community facilities on both sides of the boundary: there is a community hall on the Tillotson Road side of Courtenay Avenue; Cedars Youth & Community Centre on the Chicheley Gardens side; and these facilities tend to service their part of the estate, so both sides can operate as separate communities. A large majority of the social housing properties on this estate have been sold through the Right to Buy scheme, so the estate no longer operates as a distinct community within itself. It has historically always been split by this boundary and therefore for effective and convenient local governance, the two parts of the estate remain separate, so as to be able to allow the analysis and time comparisons of census data and deprivation statistics most effectively.

The remainder of the residential areas south of the Uxbridge Road largely consist of inter-war housing with more spacious plots in some of the roads north of the Uxbridge Road.

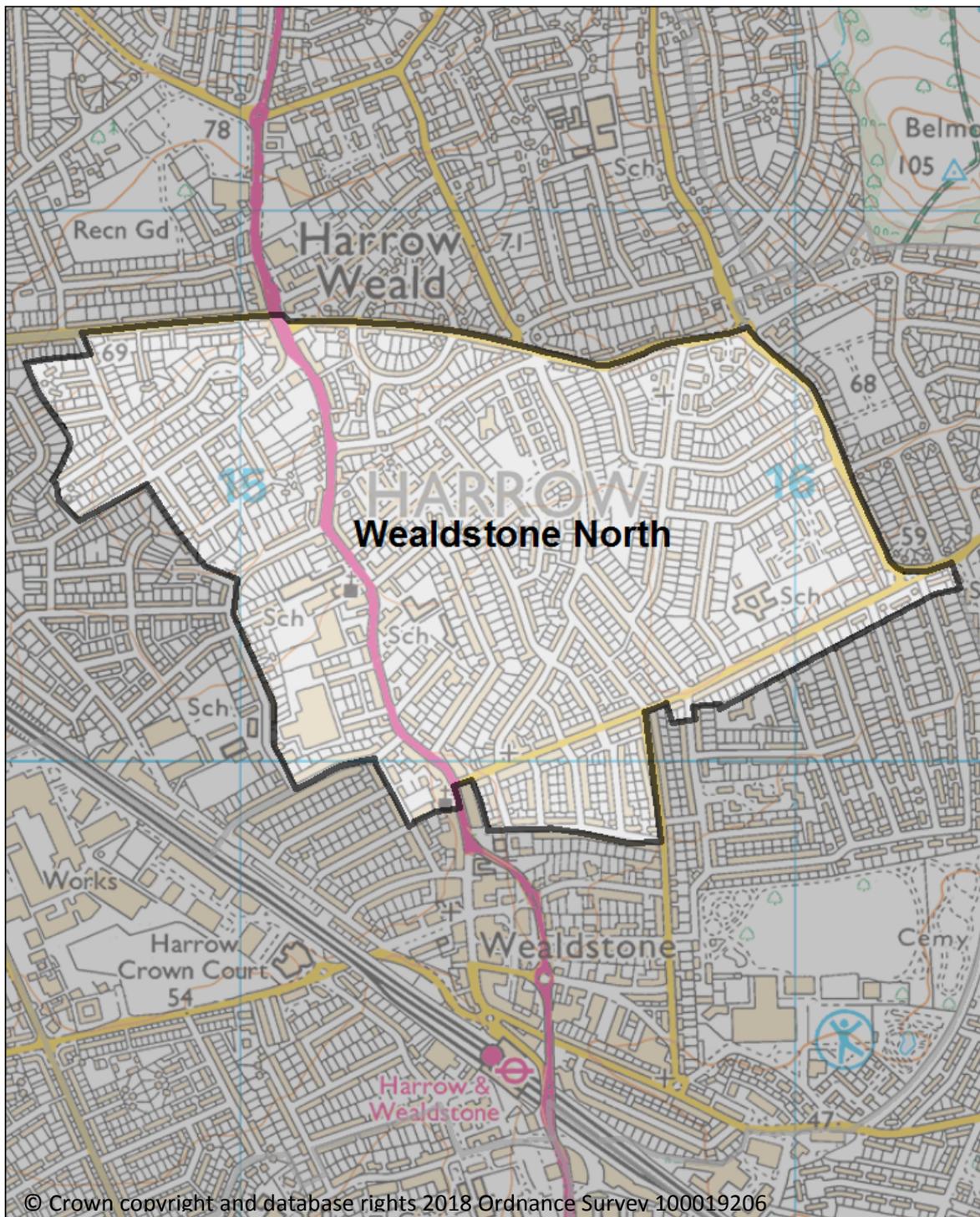
The northern boundary of Harrow Weald ward follows the borough boundary, the western boundary is the shared boundary with Hatch End ward and Headstone North ward, the eastern boundary is the shared boundary with Stanmore ward and Belmont ward the southern boundary is the shared boundary with Wealdstone North ward.

There are no proposed new large housing development schemes located within Harrow Weald ward.

This ward includes the whole of existing polling districts EGA, the majority of existing polling district EG and part of existing polling district EGB.

With an estimated electorate of 7,086 by 2024 this would make Harrow Weald a two-member ward, with a variance of 0.7%.

## Wealdstone North



Wealdstone North ward is a very dense residential area and is the only proposed ward which lacks the provision of open/green space for its residents, identified as focal points for communities. Despite this, the new boundary creates a more compact community, with amenities within walking distance and a short public transport ride for most residents, therefore allowing for effective and convenient local government.

There is a mix of different housing patterns in this area with some areas of inter-war housing to the north and north-west of the ward. To the south of the Locket Road the housing stock is

older, largely late Victorian or Edwardian terraces. Artisan Place is a new residential quarter in this part of Harrow, built on the site of the former Colart factory.

The eastern boundary remains along Kenton Lane, and the southern boundary has also remained along Locket Road, but now includes the houses along Locket Road facing in towards Wealdstone North, and the houses along Thomson Road, Stirling Road, Aberdeen Road, and Lorne Road, as they are more easily accessed through roads in Wealdstone North.

Whitefriars School and grounds have been used as a western boundary, although the school complex is not included in this ward. Some of residential area west of the High Street has been moved into Headstone North, as many of the pupils attending Whitefriars School live in Headstone North, therefore these boundaries are deemed to better reflect communities surrounding the school.

The northern boundary now follows Long Elmes, College Avenue and College Hill Road including all of the houses south of the road. This decision was made to reflect comments from councillors suggesting that this boundary was difficult to govern, as it was unclear which houses along this stretch were included in different wards. Therefore this boundary is thought to provide more effective governance in this area, providing a clearer boundary for this area.

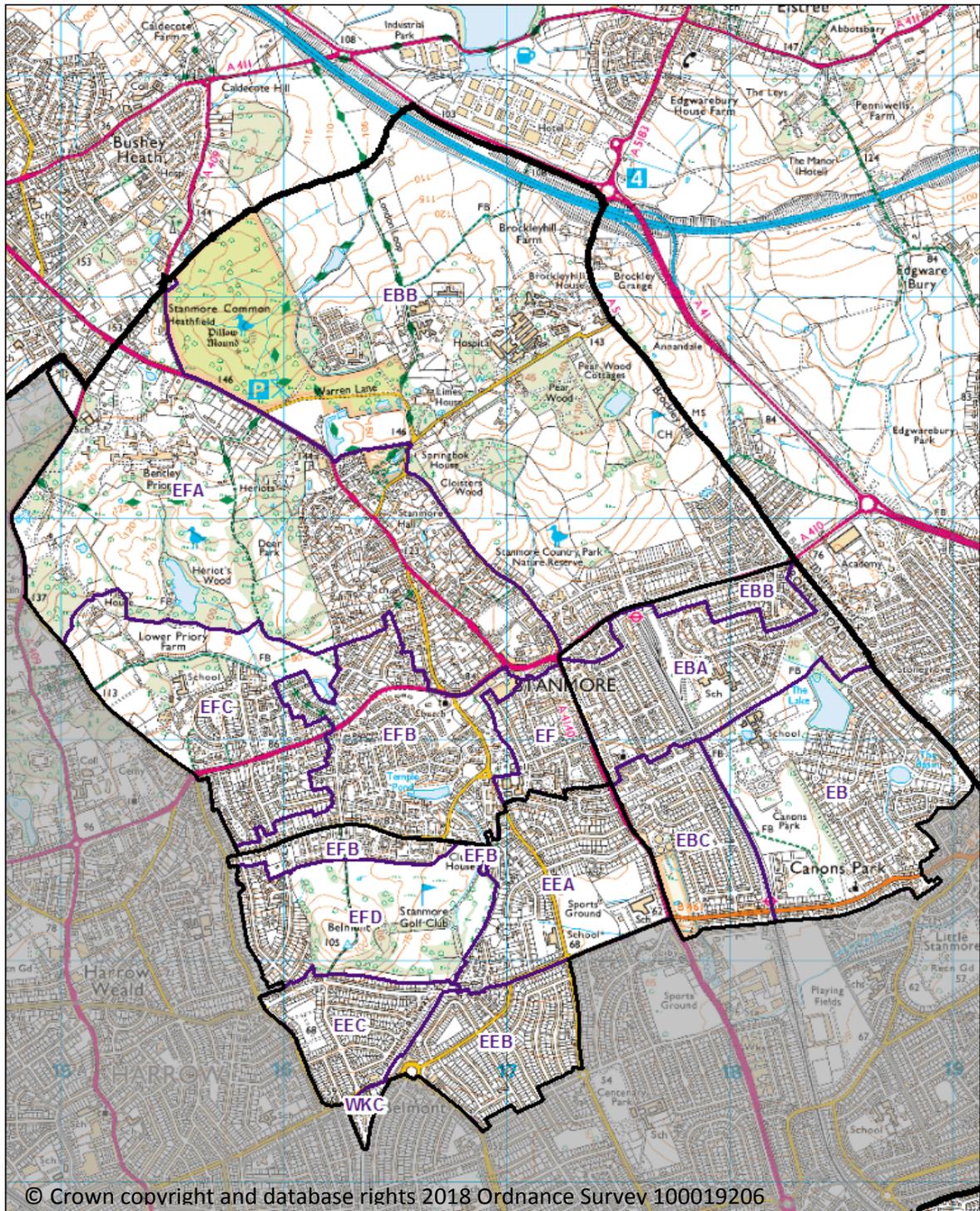
The northern boundary of Wealdstone North ward is the shared boundary with Harrow Weald ward, the western boundary is the shared boundary with Headstone North Ward, the southern boundary is the shared boundary with Wealdstone ward and the eastern boundary is the shared boundary with Belmont ward.

There is one proposed new large housing development scheme located within Wealdstone North ward, this is at Marlborough House, High Street proposing 25 units through a change of use. The site benefits from planning permission and redevelopment is likely to be complete by 2024.

This ward includes the whole of existing polling districts EJ and EJA, the majority of existing polling district EJC and part of existing polling districts EG, EGB, EJB, WK and WKC.

With an estimated electorate of 6,968 by 2024 this would make Wealdstone North a two-member ward, with a variance of -1%.

## 7. Stanmore and Canons



This area is found in the north-east of the borough and consists of two town centres; Stanmore District Centre and Belmont Circle, a local centre. Although large in size the area remains largely the same, due to the northern and eastern borders following borough boundaries. However, these three wards do have some differences in their character, so are best addressed together due to boundary changes primarily affecting one another.

A major road; the A410 forms the northern boundary of the proposed Canons ward and traverses across the centre of the proposed Stanmore ward, whilst Honeypot Lane/Marsh

Lane (A4140) provides a prominent road network and boundary for all three wards in this group. Combined with a large variety of bus routes and two underground stations on the Jubilee Line, the Stanmore and Canons area is well connected for residents travelling into or out of Harrow.

Bentley Priory Museum is located in Stanmore in Mansion House Drive. In the Second World War, Bentley Priory was the headquarters of Royal Air Force Fighter Command, and it remained in RAF hands in various roles until 2008. The estate and house were purchased in 2011 by developers who converted some of the buildings to luxury apartments and built new houses in the grounds. In 2013 an appeal was launched to turn the main historic house into a museum commemorating its role in the Battle of Britain and as a memorial dedicated to those men and women who served in the RAF. The Bentley Priory Museum was formally opened to the public in September 2013 by Prince Charles. It was fully opened to the public in January 2014 and is managed by The Bentley Priory Battle of Britain Trust.

The Royal National Orthopaedic Hospital (RNOH) is a specialist orthopaedic hospital located in Stanmore in Brockley Hill. It provides the most comprehensive range of neuro-musculoskeletal health care in the UK, including acute spinal injuries and complex bone tumour treatment. The RNOH is a major teaching centre and around 20% of orthopaedic surgeons in the UK receive training here. Patients are referred to the RNOH when other hospitals are not able to provide the required treatment or the facilities needed.

Bentley Priory Museum and the Royal National Orthopaedic Hospital are two of Harrow's most renowned places and are both colloquially deemed to belong to Stanmore.

The area is also characterised by swathes of Green Belt and open space, particularly in the north and becomes more urbanised/residential south of this. There are a variety of designations throughout the area with Scheduled Ancient Monuments present at Pear Wood and Brockley Hill. Further, Archaeological Priority Areas can be found in Canons Park and Brockley Hill exhibiting Roman remains, whilst there is evidence of the medieval village of Stanmore around Old Church Lane.

Stanmore Golf Club and the aforementioned Canons Park provide important Metropolitan Open Land for the residents in the more densely populated areas to the south. These sites promote interaction and conservation of the biodiversity in this area via the Belmont Trail (a Green Corridor running along the east of the golf club) and the Canons Park Historic Gardens.

There are a number of proposed residential developments taking place around Stanmore town centre and Stanmore Station - coming from both change of use of offices and new development. The original Canons ward showed the highest electoral variance in Harrow for 2016 and going forward to 2024 means that there will have to be a major change in the ward boundaries in this area to even out the variances. Whilst Stanmore Park and Belmont wards have some room to accommodate the proposed changes, much of the emphasis was placed on either maintaining or giving a strong identity to each ward whilst addressing the future electorate and necessary boundary changes.

The three wards proposed in this area are: Belmont, Canons, and Stanmore.

| <b>Ward Name</b> | <b>Number of Councillors</b> | <b>2024 Electorate</b> | <b>2024 Variance</b> |
|------------------|------------------------------|------------------------|----------------------|
| Belmont          | 2                            | 6,979                  | -0.9%                |
| Canons           | 2                            | 7,324                  | 4.0%                 |
| Stanmore         | 3                            | 10,209                 | -3.3%                |

It should be noted that ward names indicated are provisional and for reference only.

## Belmont



Belmont is a suburban residential area, but there is typically a lack of major development within this ward. Multiple focus groups relayed views that differing areas of the current ward boundaries could potentially be moved, but more explicitly echoed that the ward does not currently have a strong distinguishable identity. Belmont Circle provides the residents of this area with a local centre for shops and services, but is not central in its location to provide an identity for all of the ward, so others look to Stanmore District Centre.

Virtually the whole of Belmont ward to the south of Stanmore Golf Club was developed in the late 1920s and 1930s and largely consists of semi-detached housing. To the north and east of the golf course the residential character is more varied.

Belmont ward continues to use Marsh Lane as the eastern boundary, which is a clearly defined borderline.

The northern boundary has been repositioned to follow Gordon Avenue for much of this boundary. Gordon Avenue (as well as the Harrow & Wealdstone to Stanmore railway line and the Stanmore Golf Club), was built by Frederick Gordon in the late 1890s. Gordon Avenue was laid out as a wide avenue, lined with “new superior housing”. Much of this housing has now been redeveloped, but the avenue still retains its feeling of openness, so it is perhaps fitting to use this road as a boundary. As a consequence of this Stanmore Golf Course now falls within Belmont ward, together with a large section of the Belmont Trail. This serves to provide residents with access to greenspace in a largely suburban area. The rest of the northern boundary skirts to the south of Stanmore College and then takes in Silverston Way and the Ridgway and adjacent roads, all inter-war housing.

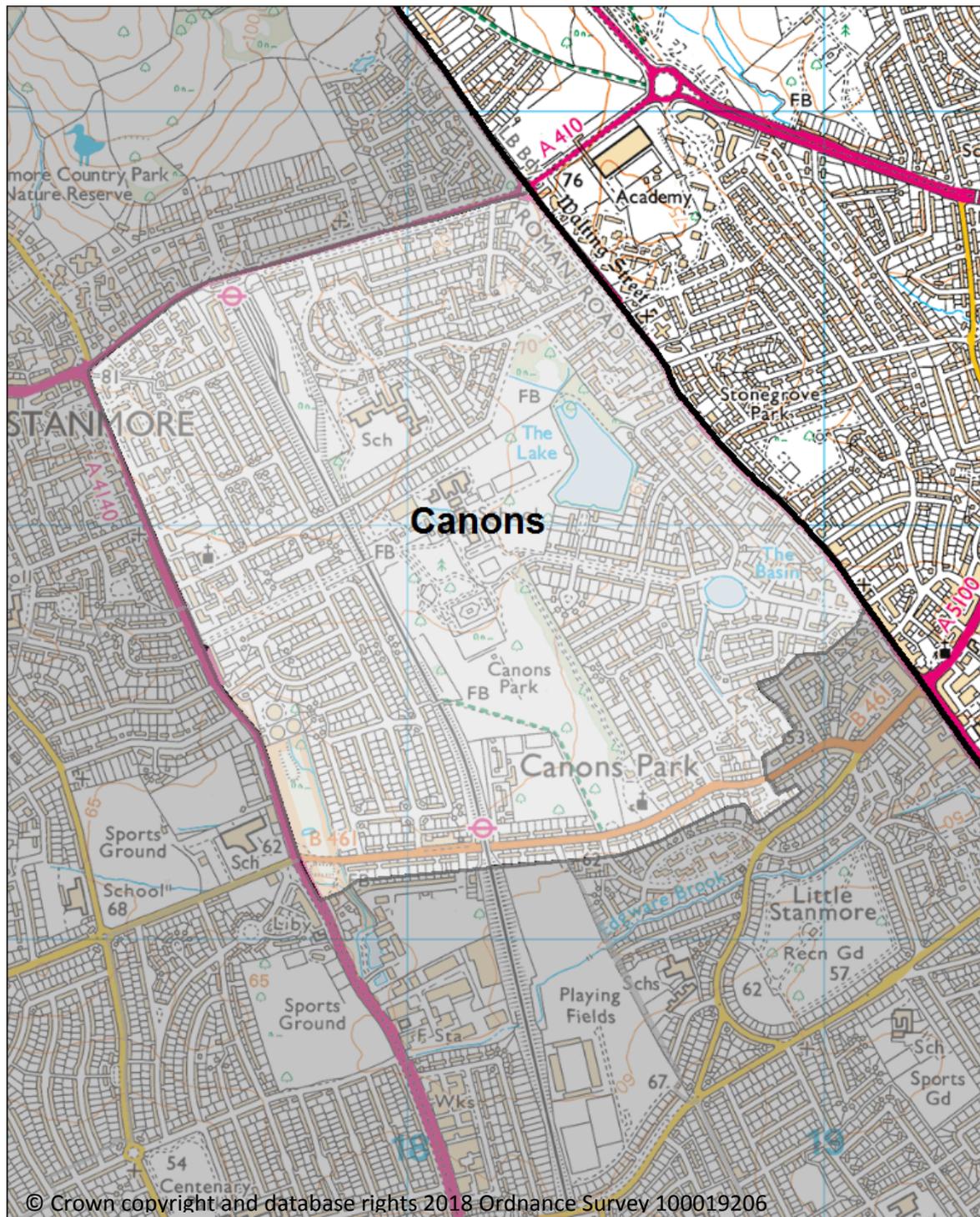
The western boundary follows Kenton Lane, whilst the southern boundary follows Grange Avenue, Crowshott Avenue before heading north along St. Andrews Drive and then following Wemborough Road.

The inclusion of Stanmore Golf Course in this ward gives the ward a larger footprint and a focal point of the ward. Residents also benefit from a new area of public open space at the Whitchurch Playing Fields.

This ward includes the whole of existing polling districts EEA, EEC and EFD, together with the majority of existing polling district EEB and part of polling district EFB. A small section of polling district WKC has now been included here, as Dobbin Close is accessed from Belmont ward and residents look towards Belmont Circle for their amenities, including shops and the health centre. St. Joseph's Catholic Primary School also now falls within Belmont ward.

The new boundary gives Belmont a much stronger community identity with good linear boundaries in the north, east and west. Whilst the southern boundary is perhaps less clearly defined, this boundary gives the new Belmont ward a good electoral variance of -0.9%. With an estimated electorate of 6,979 by 2024 this would make Belmont ward a two-member ward.

## Canons



The existing Canons ward is sparsely populated in the north, consisting of vast tracts of Green Belt and open space, including conservation areas and golf courses. However it is more residential, with many housing estates, in the south. The Canons Park Estate (a conservation area) and adjoining park are key features of this ward.

With the inclusion of the area to the north of London Road in the new Stanmore ward, Canons becomes a more compact ward with the historic Canons Park at the heart of the ward. This reflects the true area that communities identified as being Canons; during focus

group consultations many people who live and work in the area did not consider the northern area of the current ward as being in Canons. This feeling is reflected in the Harrow Core Strategy, where only the northern part of Canons was included in the Stanmore and Harrow Weald core strategy sub-area, with the remaining southern half included in the Burnt Oak policy sub-area. This was the only instance where a ward was split between two sub-areas, displaying the general consensus that the current Canons ward needs to be split to reflect these separate community identities. Therefore the northern section, mostly consisting of open space in the Stanmore Country Park Nature Reserve and the RNOH, has been taken out of Canons ward and moved into Stanmore ward.

The northern boundary of Canons Park now follows along the centre of London Road (A410). This is a busy road, with most properties on this road accessed via service roads, so the road centreline is regarded to be a good boundary.

The eastern boundary is constrained by the borough boundary (Edgware Road A5) and the western boundary follows the original ward boundary along Honeypot Lane, both busy and clearly identifiable roads.

The western boundary follows Marsh Lane and Honeypot Lane, following the current ward boundary.

As well as the Canons Park Estate, there are several other large planned inter-war estates in this area - to the west of the Jubilee Line and east of Canons Park, and around Whitchurch Gardens. Many of the original houses along Marsh Lane have been replaced with more modern low-rise flatted developments, popular with elderly residents. Adjacent to Stanmore Station in Merrion Avenue a new development is under construction providing 102 residential assisted/independent living units, together with 70 apartments.

The southern boundary follows Whitchurch Lane (B461), deviating at the western end to exclude several cul-de-sacs, regarded as part of Edgware, due to their close proximity to the town centre.

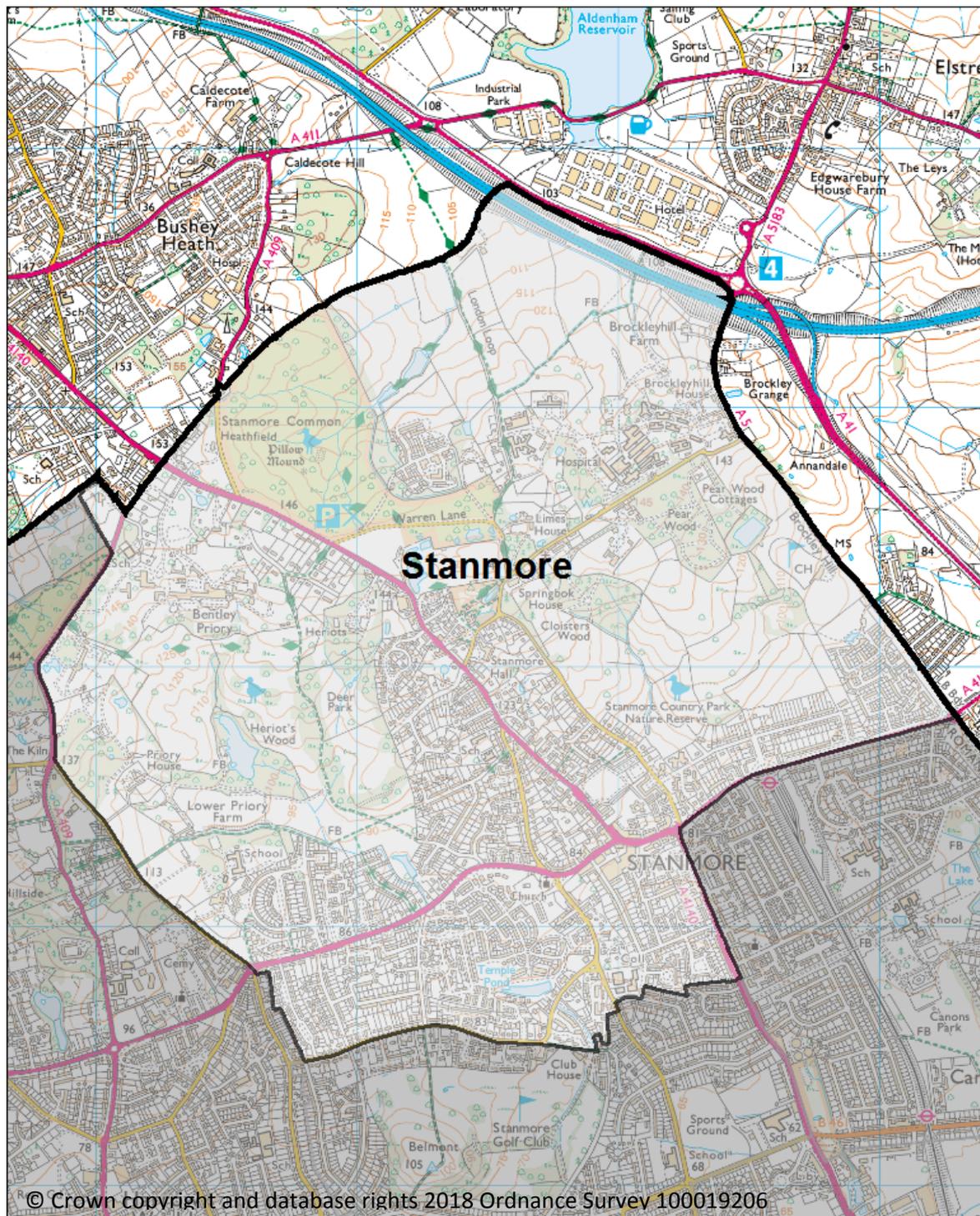
It was noted in a focus group that Stanmore Station is not surrounded by a main shopping area like other stations throughout the borough. As such, the movement of the northern boundary does not separate residents from their local centre as most, in this area, travel to Stanmore town centre.

There remains strong north-south transport links, with two underground stations on the Jubilee Line (the aforementioned Stanmore Station in the north and Canons Park Station in the south), and around ten bus routes going through the ward; allowing for effective and convenient local government.

This ward includes the whole of existing polling district EBA, the majority of existing polling district EB and part of polling districts EBB and EBC.

The new ward boundary requires a two-member ward for Canons, based on the proposed electorate for this area. With an estimated electorate of 7,324 by 2024 this would give Canons a variance of 4%.

## Stanmore



Much like Canons, this ward is sparsely populated in the north, with Green Belt land making up more than half of the ward.

The proposed Stanmore ward has now been extended eastwards to include Stanmore Country Park Nature Reserve. This was a response to comments from participants in focus groups who felt that the Country Park, Royal National Orthopaedic Hospital and Aspire Leisure Centre better reflected communities when incorporated in Stanmore ward, as they

did not generally consider this area to be classified as Canons. The new eastern boundary extends to the borough boundary, providing a more clearly identifiable boundary than before.

Stanmore ward has a long southern boundary, with the section to the east now following Gordon Avenue and then around the estates (late 1920s and 1930s) to the north of Old Church Lane, as per the current ward boundary. The boundary then follows Marsh Lane northwards and down the centre of London Road. North of London Road is Kerry Avenue, a conservation area with its distinctive inter-war International or Modernistic movement architecture. The houses in the surrounding roads are largely detached, including the estate around Rees Drive and Cleopatra Close, built around 20 years ago. There are further flatted developments at the southern end of Dennis Lane. These developments all form their own separate communities, more in keeping with Stanmore ward, than Canons.

Stanmore Golf Course has now been relocated to Belmont ward in order to more clearly define Belmont ward and improve the current ward boundaries and give that ward a better shape.

The western boundary of Stanmore ward remains the same - following Common Road, Clamp Hill and the northern part of Kenton Lane. These are all clearly visually identifiable boundaries for the local community and to enable good governance.

Stanmore town centre is wholly located within this ward and is a district centre with a Sainsbury's store and approved plans to provide a M&S Simply Food store off The Broadway. The latter is part of a large mixed use housing development which will be completed by 2024 on the site of the former Anmer Lodge. This centre is the nearest district centre for all the residents living in this area.

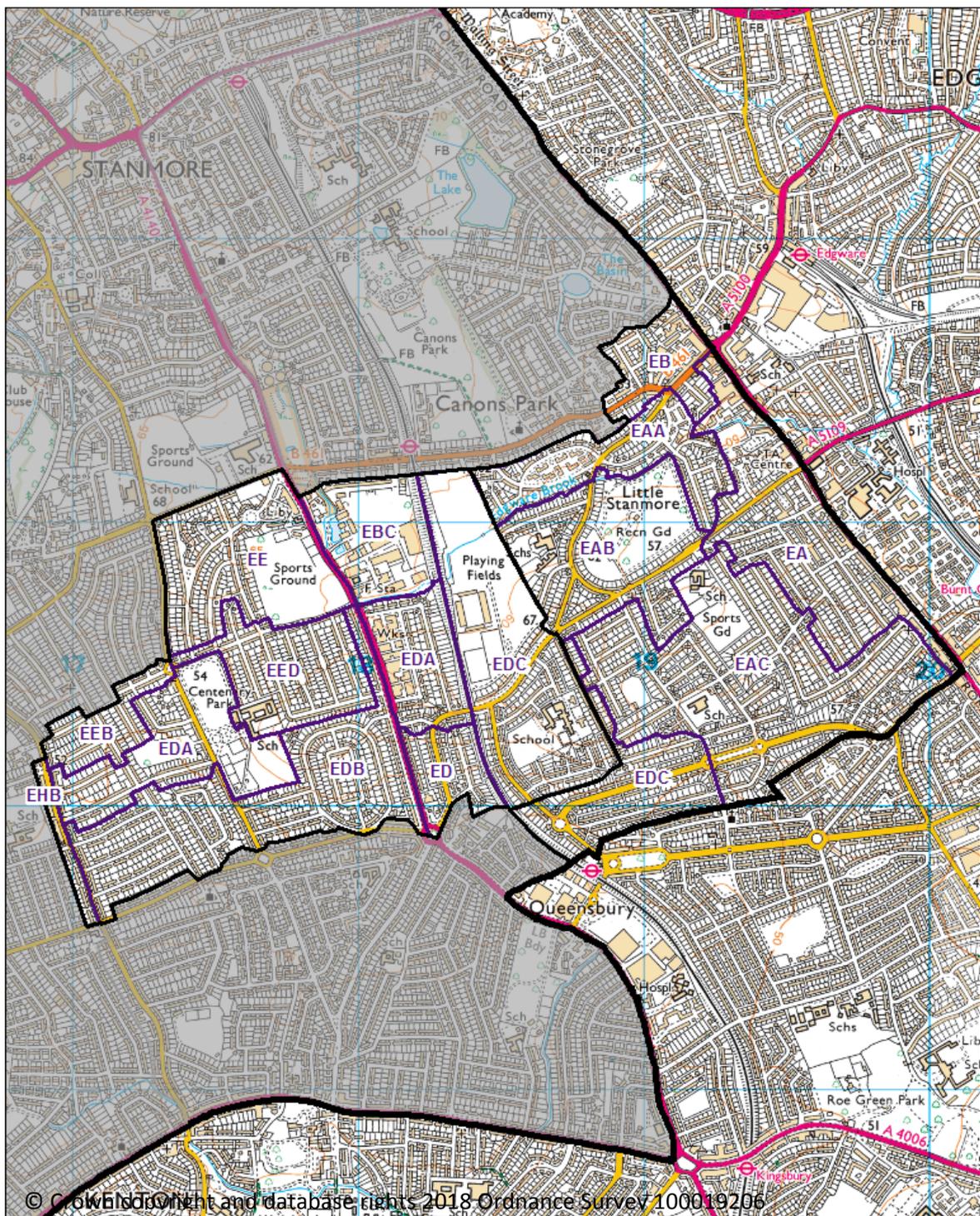
The housing in Stanmore ward is very mixed and the area is largely devoid of the large inter-war housing estates, prevalent in many of Harrow's wards. The former RAF Bentley Priory site is located in this ward, now a gated housing estate, with the Bentley Priory Museum located within the historic house. The former RAF Stanmore Park base, which gave its name to the current ward, is now also a housing estate.

In 2013 planning permission was granted for a comprehensive redevelopment of the RNOH to include 57,000 m<sup>2</sup> of hospital floorspace, a multi-storey car park and 356 housing units. The new hospital building is nearing completion, whilst the housing will be completed by 2024 and the corresponding electorate estimates have accordingly been included in the overall electorate forecasts.

This ward includes the whole of existing polling districts EF, EFA and EFC together with the majority of existing polling districts EBB and EFB.

The new ward boundary indicates that this ward will be represented by three councillors, based on the proposed electorate for this area. With an estimated electorate of 10,209 by 2024 this would give Stanmore a variance of -3.3%.

## 8. Edgware and Queensbury



Edgware and Queensbury are two distinct areas in the east of the borough. These wards currently have a high population density compared to other wards.

Transport for London's Public Transport Accessibility Levels (PTALs) show that Queensbury ward has a relatively low PTAL score, as has most of Edgware ward except for the eastern strip in close proximity to the Edgware Road (A5 Trunk Road).

Historically, both areas are synonymous with the neighbouring wards in Barnet and Brent, in terms of name and identity.

This pluralism is reflected in the geography of the wards themselves, with parts of Edgware town centre being located in both Harrow and Barnet. Likewise Queensbury, Harrow's connection to this name is largely due to Queensbury Circle, located in the London Borough of Harrow. Brent's association with this name is Queensbury Station and the surrounding residential area and commercial premises. Nevertheless the close proximity of Queensbury Station means that it is used by Harrow's residents. Additionally Barnet Football Club (based at the Hive on Camrose Avenue) recommends that supporters use Queensbury Station.

Edgware also neighbours Burnt Oak, a district centre and area located in both Harrow and Barnet. This provides Edgware ward with two shopping centres in close proximity, beneficial to Harrow's residents living in this area. The centres provide both a variety of shops and services, plus Edgware Community Hospital which has a Walk-in Centre. Queensbury Circle is a local shopping centre serving residents living in the east of Queensbury and those living in the north of Kenton East.

To add to the areas similarities, the Edgware Brook flows through both wards (and into Barnet). The council will be encouraging new development that supports restoration and deculverting projects along Edgware Brook in order to improve flood management, biodiversity and public access benefits.

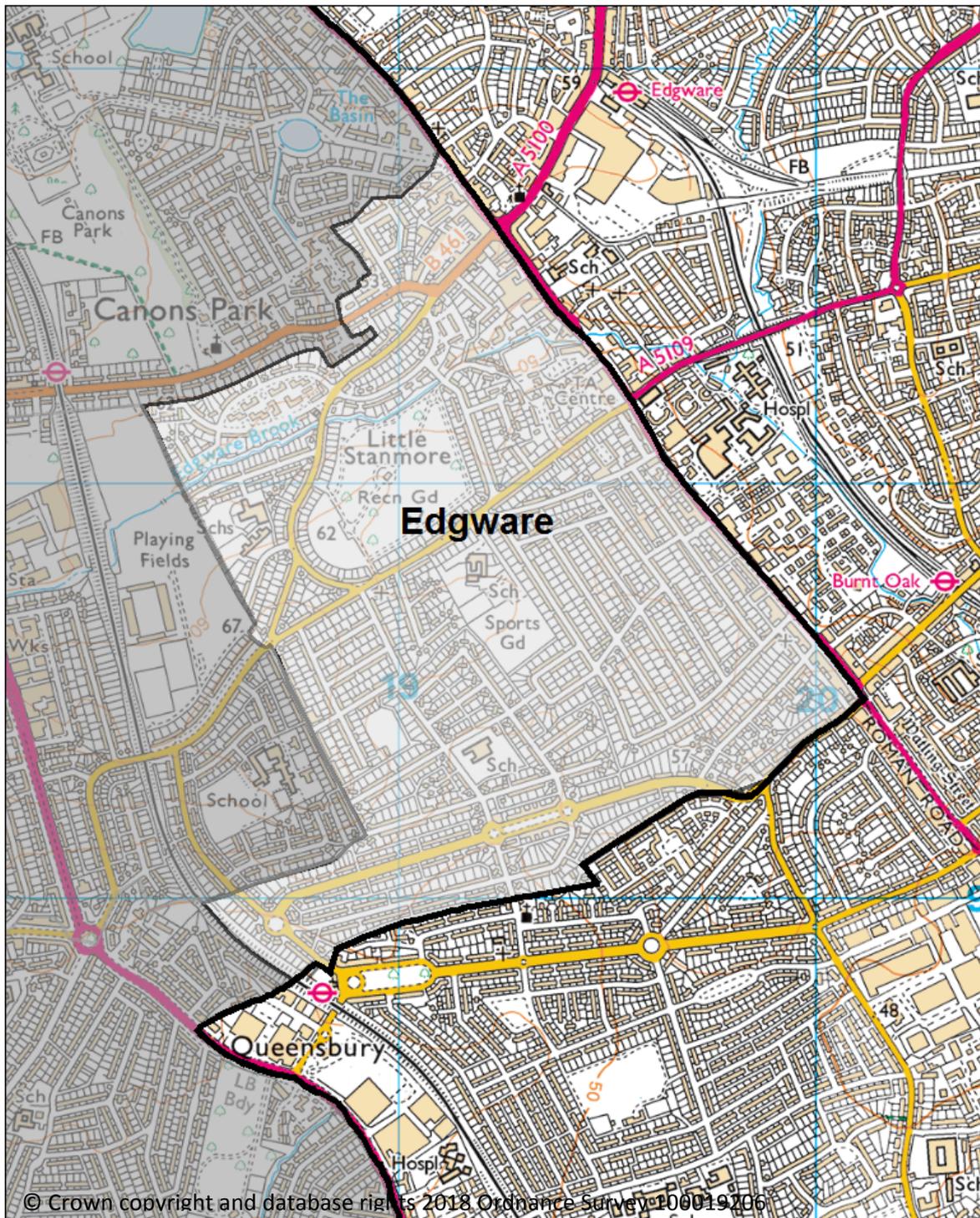
Although greatly similar, Queensbury is more suburban than Edgware, with both having reasonable access to natural greenspace. The new ward boundaries, as proposed, have been planned with open space in mind and seek to give each ward a stronger identity whilst maintaining any benefits gained from closeness to adjoining boroughs.

The two wards proposed in this area are: Edgware and Queensbury.

| <b>Ward Name</b> | <b>Number of Councillors</b> | <b>2024 Electorate</b> | <b>2024 Variance</b> |
|------------------|------------------------------|------------------------|----------------------|
| Edgware          | 3                            | 10,942                 | 3.6%                 |
| Queensbury       | 3                            | 10,008                 | -5.2%                |

It should be noted that ward names indicated are provisional and for reference only.

## Edgware



Edgware town centre is predominantly located within the London Borough of Barnet, but its periphery extends into the London Borough of Harrow. The area has good access to open space in the north, including Chandos Recreation Ground.

A small part of Edgware ward has been extended further northwards to reunite Harrow's parts of the Edgware shopping centre wholly within Edgware ward. Although this boundary now extends north of the eastern part of Whitchurch Lane, it is thought to better reflect local communities surrounding the town centre and provide convenient local governance.

The southern and eastern boundaries of Edgware ward follow borough boundaries.

Edgware ward's western boundary is largely the same, following the boundary of The Hive of and Dale Avenue to the south. The boundary then deviates from the current ward boundary, bearing towards the west and encompassing the whole of Mollison Way and Reynolds Drive into Edgware ward. This is felt to be a stronger boundary than the present boundary, which dissects Mollison Way.

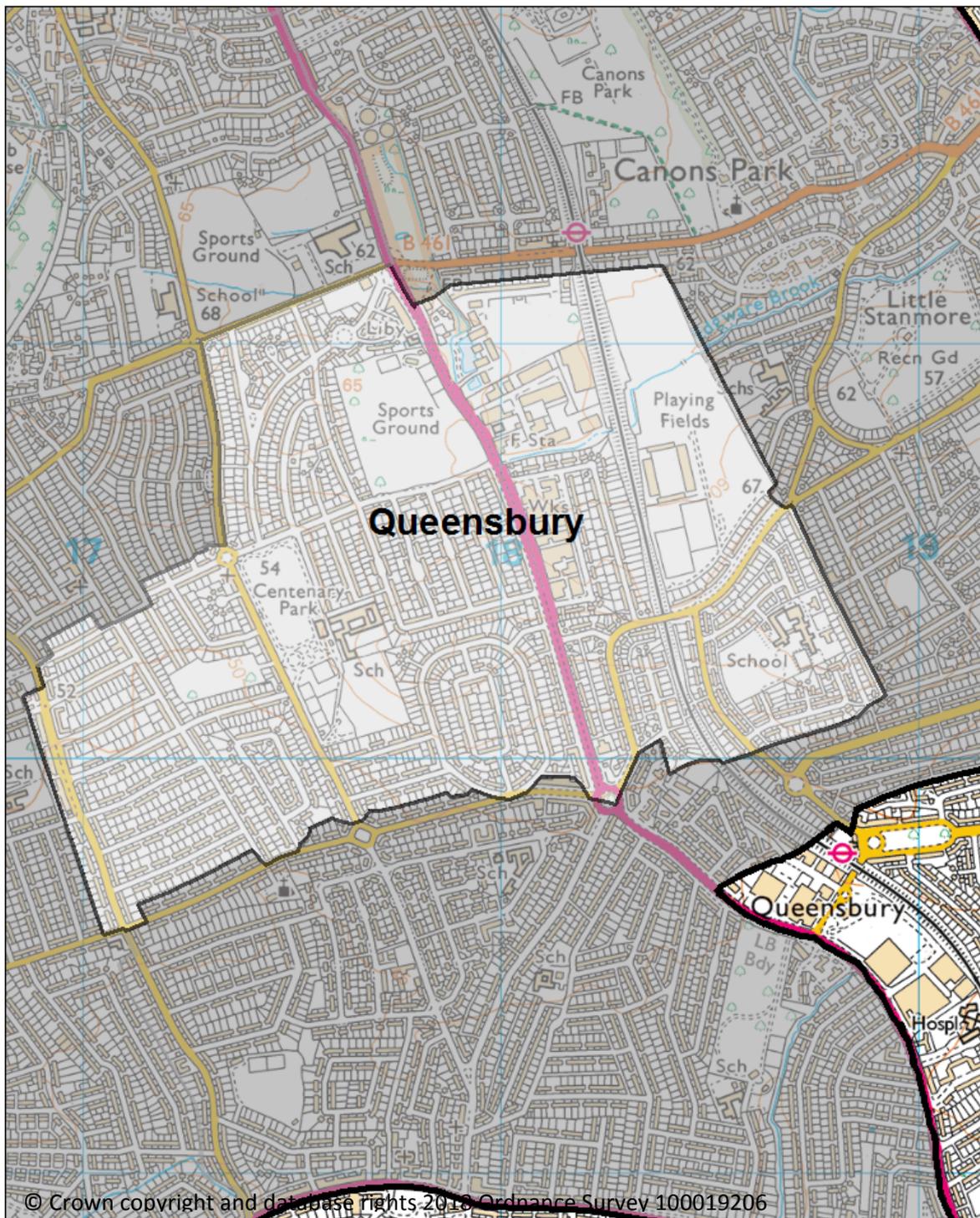
This area shows little diversity with regards to residential character, as Edgware consists of largely late 1920s and 1930s planned estates, with the exception of the properties fronting the Edgware Road. The Berridge Estate, to the north of the ward, forms its own distinct community and residents here consider themselves to be part of Edgware ward. A new housing development of 28 units is proposed at Hill's Yard in Bacon Lane, but no further large scale developments have been identified.

The ward includes the whole of polling districts EA, EAA, EAB, EAC and parts of polling districts EB and EDC.

This ward is compact due to the dense residential nature of its character, but this means that amenities in the town centres can be accessed by walking or by public transport, therefore allowing for effective local governance. Whilst there are no stations located within the ward, there are four stations in close proximity to each corner of this ward: Burnt Oak; Edgware; Canons Park; and Queensbury. Additionally buses run along the Edgware Road, Whitchurch Lane and Camrose Avenue.

With an estimated electorate of 10,942 by 2024 this would make Edgware a three-member ward, with a variance of 3.6%.

## Queensbury



Queensbury is characterised as an area of mostly suburban residential development with the majority of the housing constructed in the inter-war period. However, the relocation of the new Stanmore Place development into this ward changes the underlying residential characteristics of this ward. The scope for any future new large scale housing development within this ward is limited.

Participants in the focus groups argued that Queensbury ward currently lacks a clear identity and the general feeling was that it needs stronger boundaries in order to give this community

a common identity. Centenary Park was identified as the focal point for this community, so these comments have been taken on board, and the boundaries have been drawn partly in order to reflect this. As with the existing ward, the new Queensbury ward is bisected by Honeypot Lane. However, there are access points into the Stanmore Place development and the Honeypot Lane Industrial Estate (designated as a Strategic Industrial Location) when travelling north or south along Honeypot Lane.

The northern boundary has been given a more easily identifiable lineation along Wemborough Road and to the south of the properties in Whitchurch Lane.

The eastern boundary with Edgware ward remains largely the same, but there have been minor realignments to the southern and western boundaries. Whilst the southern boundary continues to follow Streatfield Road the boundary has now been moved, so that all the properties now fall within Kenton East ward. Likewise the eastern boundary - the properties on either side of Kenton Lane now fall within Queensbury ward, where previously the road centreline formed the boundary. Residential properties in Everton Drive and Chichester Court have been moved from Queensbury into Kenton East as the access roads to these properties are from this ward.

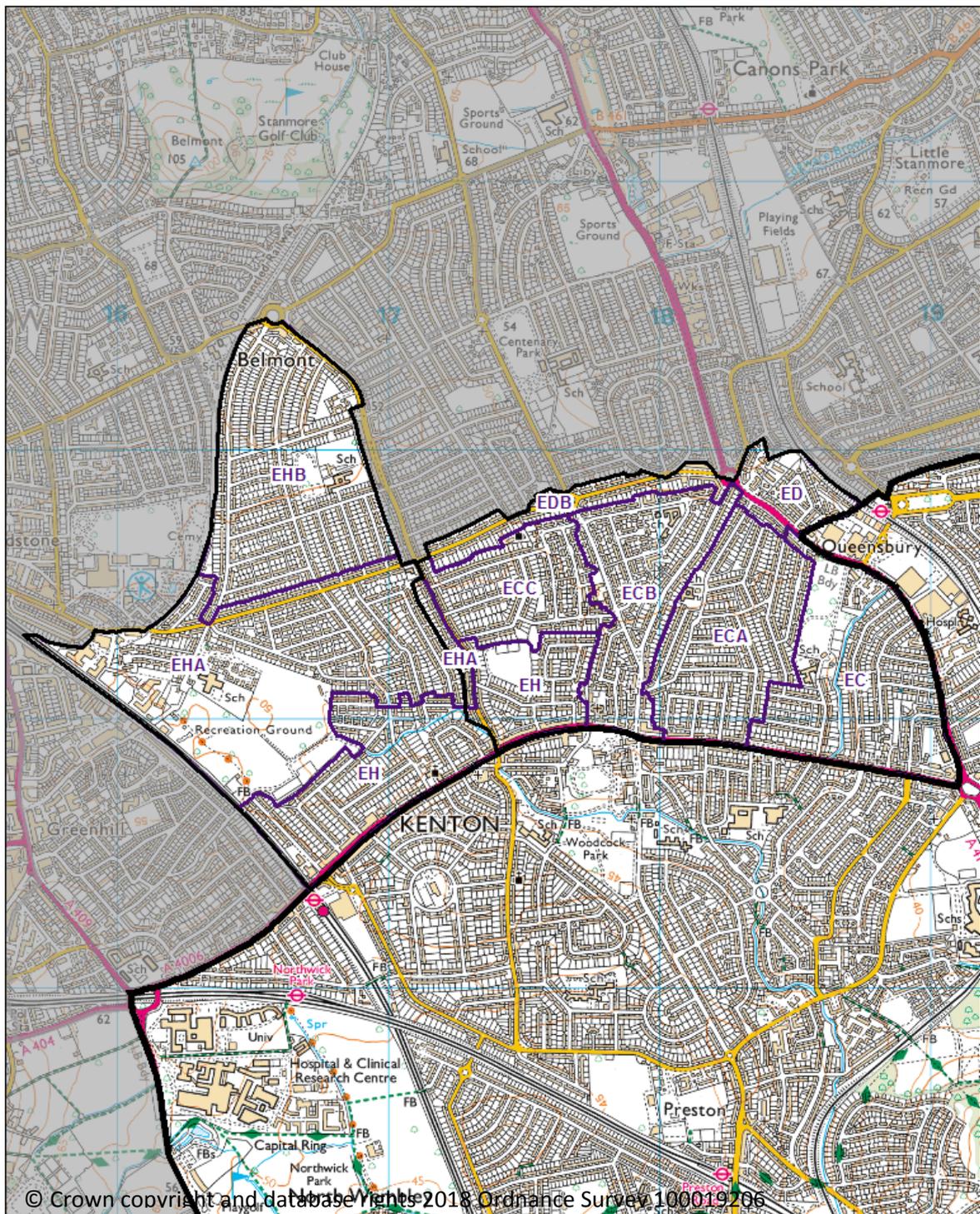
The proposed boundaries serve to give Queensbury ward a far better shape with much clearer boundaries, enabling better governance in the future. Shops and services for residents are available at: Queensbury Circle; along Kenton Lane to the east of the ward; Station Parade in Whitchurch Lane; and alongside Honeypot Lane at the junction of Wemborough Road. All these shopping facilities are within walking distance for most residents.

Polling districts EDA, EE, EED fall wholly within Queensbury ward, together with parts of EBC, ED, EDB, EDC and EEB.

Buses run north to south along Honeypot Lane, Culver Grove, Camrose Avenue and Kenton Lane. Despite there being no stations located within this ward, Queensbury and Canons Park Stations are in close proximity.

With an estimated electorate of 10,008 by 2024 this would make Queensbury a three-member ward, with a variance of -5.2%.

## 9. Kenton and Kingsbury



The areas defined as Kenton and Kingsbury are situated in the south-east of the borough. Kenton Road (A4006) forms the southern part of the borough boundary in this part of Harrow, with parts of Kenton and Kingsbury located within the London Borough of Brent. Nevertheless the parts of Kenton within the London Borough of Harrow form their own separate communities. Harrow, however, contains a much smaller part of Kingsbury, with the majority of Kingsbury District Centre located within the London Borough of Brent.

The whole of this area is predominantly suburban, dominated by inter-war terraced and semi-detached housing providing family accommodation with gardens, plus good access to

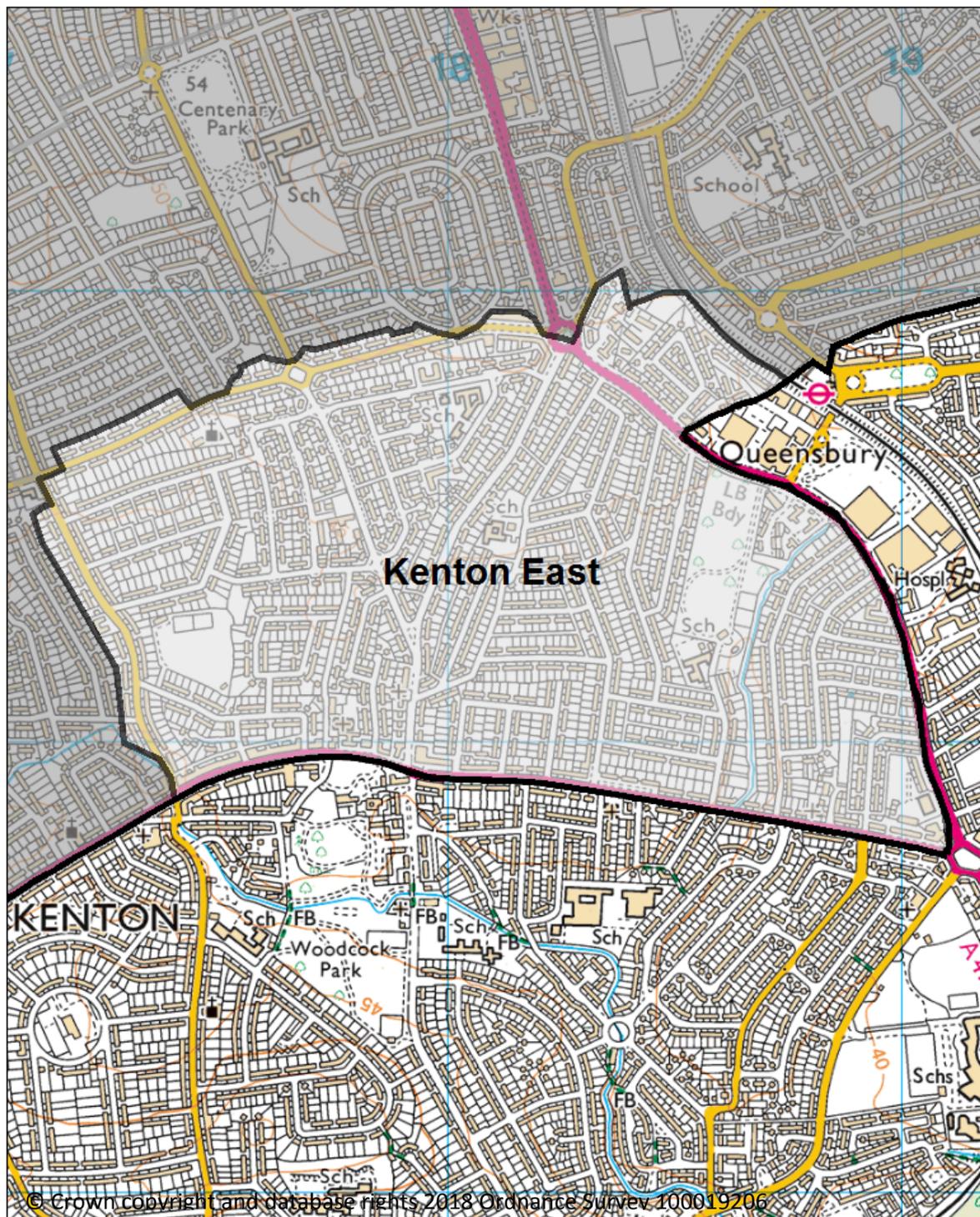
local parks. Most of the housing in this area is owner-occupied, with increasing amounts of the stock moving towards privately rented tenure. The Kenmore Park Estate, with its roads named after early aviators, is centred around Kenmore Road and forms its own distinct community. Population densities are high in the eastern part of the area. A high proportion of the resident population in this area are from minority ethnic groups, long-established in the area and largely from the Asian groups. In more recent years residents of Eastern European origin have been settling in this area too.

Two wards are proposed in this area: Kenton East and Kenton West.

| <b>Ward Name</b> | <b>Number of Councillors</b> | <b>2024 Electorate</b> | <b>2024 Variance</b> |
|------------------|------------------------------|------------------------|----------------------|
| Kenton East      | 3                            | 10,473                 | -0.8%                |
| Kenton West      | 2                            | 7,446                  | 5.8%                 |

It should be noted that ward names indicated are provisional and for reference only.

## Kenton East



Kenton East ward is largely residential in nature and quite densely populated. The proposed boundary for this ward is not substantially different to the current ward boundary. The area consists mainly of terraced and semi-detached houses which were built in the 1920s and 1930s. The Kenmore Park Estate is also situated in this ward and was originally constructed by the London County Council (LCC) in 1938 to house 2,700 people. The estate forms its own distinct community and benefits from the Kenmore Park Community Hall and the more recently constructed Kenmore Neighbourhood Resource Centre, both community resources.

There are a number of shopping centres located within this ward and serving all parts of the local community. In the extreme south-east corner is the Kingsbury District Centre and to the north-east there is the Queensbury (Circle) Local Centre. Residents in the south-west of this ward are within walking distance of Kenton Park Parade, a fairly vibrant centre, with the Shree Kutch Satsang Swaminarayan Temple very much serving the local community. Further along the Kenton Road towards Kingsbury is another iconic religious building - St. Panteleimon Greek Orthodox Church. There are also three primary schools in this area.

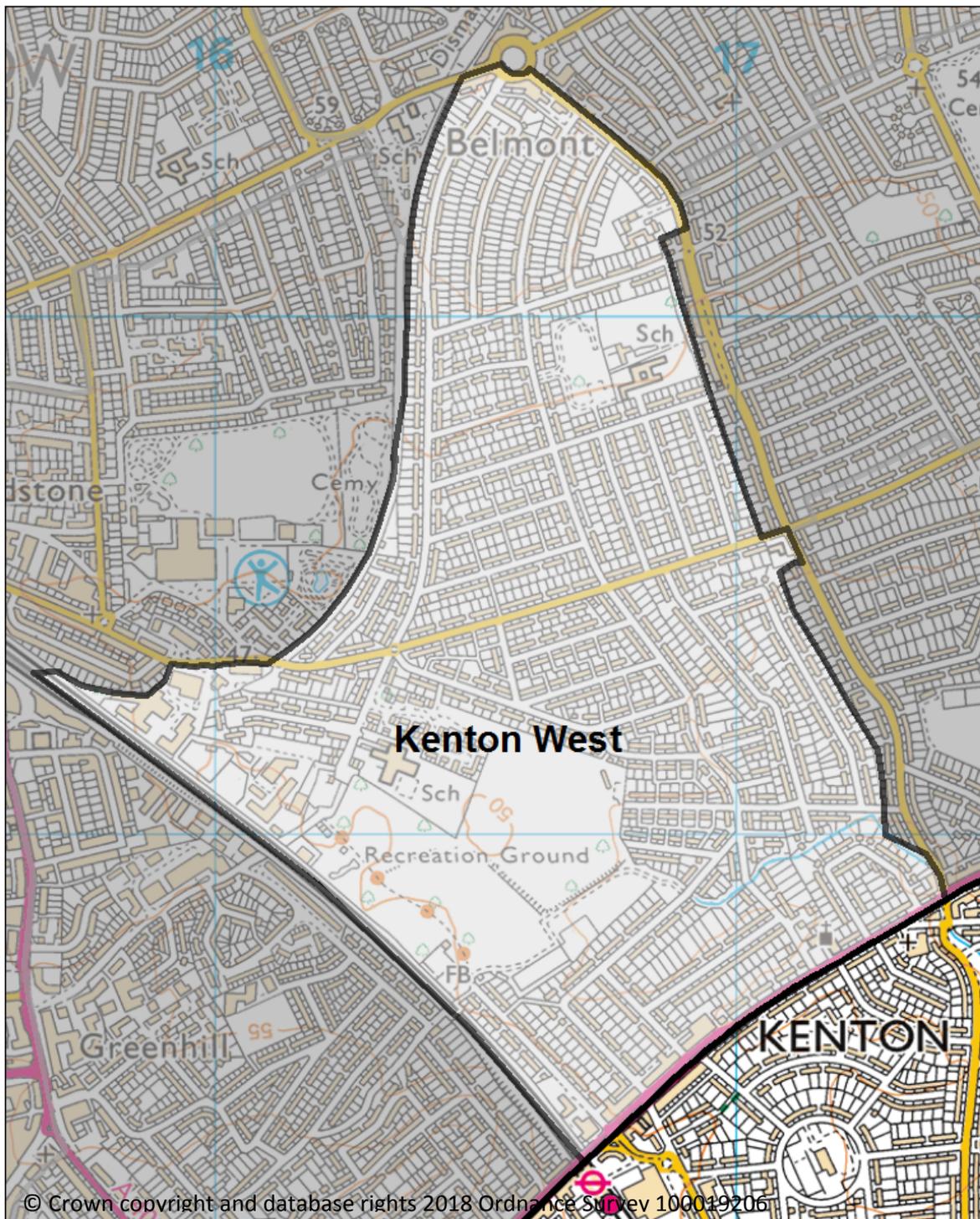
This ward has clear physical boundaries and the roads which form the boundaries to this ward are all bus routes, forming good transport links.

The north-eastern boundary of this ward is the Jubilee Line and the northern boundary follows the north side of Streatfield Road, taking in the southern facing houses which look towards Kenton East. The western boundary follows Kenton Lane, encompassing the houses on the western side of the road which face onto Kenton East. This is a stronger boundary than the existing boundary between Kenton East and Kenton west wards, as the current boundary does not adhere to Kenton Lane - a busy north-south thoroughfare.

Polling districts EC, ECA, ECB and ECC wholly fall within this ward, together with parts of ED, EDB, EH & EHA. No large scale residential developments have been identified in this area going forward to 2024 and beyond.

The boundaries dictate that this ward will be represented by three councillors, based on the proposed electorate for this area. With an estimated electorate of 10,473 by 2024 this would give Kenton East a variance of -0.8%.

## Kenton West



The proposed boundary of Kenton West ward has also largely remained as the same.

Semi-detached housing predominates in this ward, concentrated in the roads leading off Kenton Lane and Kenton Road. This area was largely developed by Nash in the 1920s and 1930s for owner-occupation. Belmont and Kenton local centres are key focal points in the north and south of the ward with two local shopping parades in close proximity along Kenton Lane. The area also encompasses the Council Depot and Recycling Centre on Forward Drive and the Christchurch Industrial Estate. Residents in this area benefit from Kenton

Recreation Ground which is easily accessible and provides a quiet route for cyclists, as part of the London Cycle Network.

Like Kenton East ward, this ward has clear physical boundaries resulting in electoral variances which are slightly higher in this ward. It is felt that these boundaries should not be compromised just to achieve a better variance. The southern boundary of this ward is the borough boundary and the eastern boundary with Kenton East ward is Kenton Lane. The western boundary is the West Coast Main Line/London Overground/Bakerloo Line with one car crossing point on the Kenton Road from Euston to Birmingham and beyond. The north-west boundary adjoins Wealdstone ward and follows the old Belmont Line/Belmont Trail.

This ward is comprised of the majority of polling districts EHA and EHB, plus part of EH.

This ward benefits from good transport links, with Kenton Station situated on Kenton Road, just outside the borough and adjacent to a Sainsbury's superstore. Northwick Park Station (also in the London Borough of Brent) is also easily accessible and is served by two of borough's circular bus routes which follow the Kenton Road. Buses also run along Kenton Lane and Christchurch Avenue towards Wealdstone and beyond.

The most recent large scale residential development in this ward was at Kenton Lane Farm, providing 29 new units. Major or large scale development opportunity sites are lacking in this ward, acknowledged by Harrow's Core Strategy. The proposed electorate of 7,446 by 2024 would result in a two-councillor ward for Kenton West in the future. The resultant variance of 5.8% in this ward is therefore considered acceptable.

## Appendix 1: Methodology for calculating the predicted electorate for 2024

There were a number of scenarios when calculating the predicted electorate, so this appendix will establish these scenarios and the methodology taken for each one. The overall rationale uses polling districts as building blocks to calculate these numbers for the new wards.

|   |
|---|
| <b>Scenario 1: Whole polling district included in the new proposed ward</b>   |
| Where the polling district was not split between two new proposed wards, the total predicted electorate (2024) from the Harrow electorate data was taken forward from that polling district, as the population changes resulting from new developments and population growth are already built into these figures.  |
| <b>Scenario 2: Splitting polling districts between two new wards (where there are no developments included on either side)</b>  |
| <ol style="list-style-type: none"> <li>1. Run a query on the computer mapping (GIS) using the 'select by location' tool to calculate how many electors live in the new area in 2018 (outcome 1)</li> <li>2. Run a query on the computer mapping (GIS) using the 'select by location' tool to calculate how many electors live in the total polling district (outcome 2)</li> <li>3. Take the difference between the 2018 and 2024 projections (outcome 3)</li> <li>4. This difference needs to be incorporated pro-rata between the two new wards (outcome 1 divided by outcome 2 multiplied by outcome 3)</li> <li>5. Add the result of step 4 to outcome 1</li> </ol> |
| <b>Scenario 3: Splitting polling districts between two new wards (where a development is included in the new ward and the number of people [electorate] added from the new development is smaller than the projection difference)</b>   |
| <ol style="list-style-type: none"> <li>1. Take the difference between the 2018 and 2024 numbers and subtract the people being added from the new developments included in the new ward</li> <li>2. Pro rata (proportion) this number</li> </ol>   |
| <b>Scenario 4: Splitting polling districts between two new wards (where a development is included in the new ward AND the people added from new developments are greater than the projection difference)</b>  |
| <ol style="list-style-type: none"> <li>1. Run a query on the computer mapping (GIS) using the 'select by location' tool to calculate how many electors live in the new area in 2018</li> <li>2. Add this number to the projected difference between 2018 and 2024</li> </ol>  |
| <b>Scenario 5: Splitting polling districts (where a development is not in the new ward)</b>   |
| <ol style="list-style-type: none"> <li>1. Roll forward the 'select by location' query if the difference is smaller than the people added from the development (i.e. use 2018 electorate figures for 2024)</li> <li>2. If the difference is negative, then you must pro rata (proportion) the negative difference</li> <li>3. If the difference is larger, then you also roll forward the select by location query</li> </ol>  |
| <b>Scenario 6: Areas with large gains from development</b>  |
| <p>This scenario has only been used in <b>polling district WKA</b>, where there are two large sites and they are now being split</p> <ol style="list-style-type: none"> <li>1. Calculate how many people from each new development are entering each new ward (gain multiplied by 2)</li> <li>2. Calculate this as a percentage of the total people from the new units</li> <li>3. Based on this percentage, pro rata (proportion) the difference between the 2018 and 2024 data</li> </ol>   |

Finally sum up all of the outcomes for each polling district based on where they are now located to reach a final outcome for the new wards.