

## Hinds, Alex

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**From:** Waller, Matthew  
**Sent:** 05 August 2013 14:36  
**To:** Hinds, Alex  
**Subject:** FW: Stratford-on-Avon District Boundary Review

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**From:** Jeff Kenner [mailto:stratfordonavonlabour@hotmail.co.uk]  
**Sent:** 05 August 2013 14:30  
**To:** Reviews@  
**Subject:** Stratford-on-Avon District Boundary Review

Dear Sir or Madam,

I am writing on behalf of Stratford-on-Avon Labour Party.

We endorse the proposals made by Stratford-on-Avon District Council at its meeting on 22 July subject to a change to the proposed wards of Shipston North and Shipston South.

The south of Shipston will have expanded significantly in size by 2019. Two major housing developments have not been taken into account in the District Council's submission. This is a significant omission. It is necessary to adjust the boundaries of the proposed wards to take full account of the additional electors from these developments in the south of Shipston.

The first development will provide 112 houses on the IMI/Norgren factory site, Campden Road CV36 4PX, increasing the amount of housing in the town by 4.7% from its current 2400. This site has received outline planning permission on appeal, decision date 27 June 2013: APP/J3720/A/12/2185727. It is estimated that there will be 271 residents in these houses. It is reasonable to anticipate that at least 230 will be of voting age in 2019. Under the conditions of the planning permission reserved matters must be submitted within one year of the outline approval (June 2014) to speed up housing development on the site. The applicants have already commenced consultation on their reserved application.

The second is a development of 184 homes on the adjacent land on the Campden Road between the built up area of the town and the IMI/Norgren site - this will naturally complete the development of the south of the town. This development would increase the amount of housing in the town by a further 7.7% on the current 2400. Planning permission for a mixed use retail and housing development was refused on 24 January 2013 (12/00403/OUT) but this rejection was based on the retail element of the proposal not the housing. The applicants have appealed. The Inquiry is due to commence on 1 October with a decision later this year. In our view, based on the decision in the IMI/Norgren site appeal, the appeal is highly likely to be successful and, as with the IMI/Norgren development, a condition will be laid down for a reserved matters application to be made within one year and for development to take place shortly thereafter. It is therefore highly likely that the homes on this site will be fully occupied before 2019. The 184 homes consist of 130

extra care cottages and apartments and 54 residential dwellings. We estimate that there will be approximately 360 residents and, due to the large proportion of extra care housing, it can be anticipated that 330 will be of voting age by 2019.

In our view it would be prudent to include the estimated 560 additional electors from these two developments in the calculation for Shipston South Ward as currently proposed by the District Council.

It should also be noted that in the spring of 2013 the Orbit Housing Group carried out consultation on a further development of 90 homes on the London Road, Shipston-on-Stour, which also falls within the proposed ward of Shipston South. However, at the time of writing, a planning application has not been submitted. We will not include an additional estimate of electors for these houses in our submission.

We therefore propose that the Parish of Stretton-on-Fosse (352 electors) is removed from the suggested Shipston South Ward and transferred to the proposed Shipston North Ward. This will prevent Shipston South from being too large, an estimated 3427 electors if the change is not made. The village of Stretton is situated to the west of the Fosse Way and is therefore naturally separate from Shipston-on-Stour. It is closely connected to, and wholly contiguous with, the neighbouring village of Darlingscote, also to the west of the Fosse Way, and is linked to the larger village of Tredington to the north by the Fosse Way. Both Darlingscote and Tredington are in the proposed Shipston North. This suggested change would have the advantage of linking these villages together in one Ward. It would also mean that the ward of Shipston South, with its increased electorate, would be wholly within the town. The Shipston North Ward could be renamed Shipston North West and Shipston South renamed Shipston South East.

Shipston NW would have a projected electorate in 2019 of 3243 if the Parish of Stretton-on-Fosse is included. This is comparable to the size of the proposed electorates for Henley-in-Arden (3209), Stratford-upon-Avon Tiddington (3262) and Wellesbourne South (3197) under the District Council's proposals. No significant housing developments have been identified for the proposed Shipston NW. The proposed Shipston SE Ward would have 3075 electors if the electors for the two developments outlined above are included. We suggest that this is a prudent, fair and sensible solution.

Yours faithfully,

Councillor Jeff Kenner

Secretary

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