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FAO: Programme Officer

Date: 2<sup>nd</sup> September 2024

Our ref: DEE21

Dear Sir/Madam,

**Nuneaton and Bedworth Borough Plan Review – Matters, Issues and Questions Version 2  
Matter 5 – Strategic and Non-Strategic Site Allocations (Block 2) – Deeley Group  
Representations**

On behalf of our client, Deeley Group, we are writing to you in respect of the Nuneaton and Bedworth Draft Borough Plan's Matters, Issues and Questions Version 2 which have been issued by the Inspectors in July 2024. This response relates to NSRA10 (Land at Bermuda Road, Nuneaton) of which Deeley Group are the landowners of, and specifically Q.62

**Q.62 - Is the guidance in respect of Policy/Site allocation NSRA10 sufficiently clear so as to be effective particularly in the case of demonstrating that a need for a GP surgery is no longer needed and the requirements of Sport England in relation to the playing field?**

Deeley consider that it is no longer necessary to demonstrate a need for a GP surgery on this site and therefore this reference to the provision of a GP surgery should be removed. Whilst Deeley obtained permission for a surgery in 2011 and were willing to deliver such, the NHS has advised Deeley that they will not be able to approve such a facility here at the current time and it is therefore far from certain this will ever be taken up. It is considered that the need to demonstrate that there is no longer a need for a GP surgery, which dates back to a permission granted over 10 years ago and has not been delivered in this time, is as such onerous. However, in the event that the Inspector is minded to consider such a requirement is necessary, Deeley are supportive of the policy's current wording, as set out within the Schedule of Additional Modifications (July 2024), in this regard.

In regards to the original text in relation to Sport England, Deeley supports the changes set out within the suggested Additional Modifications as it reflects Sport England's response. Deeley are supportive of ensuring that the proposed development of the site does not prejudice the use of the adjoining playing fields and to provide adequate parking to also support the existing community facilities.

As a matter of clarification however, Deeley would like to suggest a further additional modification to the policy in respect of the proposed uses of this site. Deeley consider that in order to respond best to market demands, it would be necessary to ensure that the site can meet the needs of the

wider care and retirement living sector. It is considered that Use Class C2 and C3 are an appropriate uses for this site in order to capture the wider sector rather than just expressly identifying Extra Care units.

I trust the above is clear however if you wish to discuss this further, please do not hesitate to get in touch with myself or my Director, David Green.

Yours faithfully,

**Stefan Stojavljevic MRTPI**  
**Senior Planner**

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