

## Anca Seaton

---

**From:** Darren Turk <[REDACTED]>  
**Sent:** 28 September 2023 11:51  
**To:** Jacqueline Padbury  
**Cc:** Planning Policy  
**Subject:** Re: Reg 19 consultation response  
**Attachments:** Representation\_Form\_A\_\_Personal\_details\_\_Electronic\_.pdf;  
Representation\_Form\_B\_\_Your\_representation\_s\_\_Electronic\_.pdf; Mail  
Attachment.eml

Hi Jacqui

Thanks for letting me know

Please find attached pdf's

Kind Regards

Darren

On 28 Sep 2023, at 08:50, Jacqueline Padbury

[REDACTED] wrote:

Mr Turk

Apologies I've just gone to open your representations and it's in a format I am unable to open. Are you able to resend your responses as word documents or pdf's please?

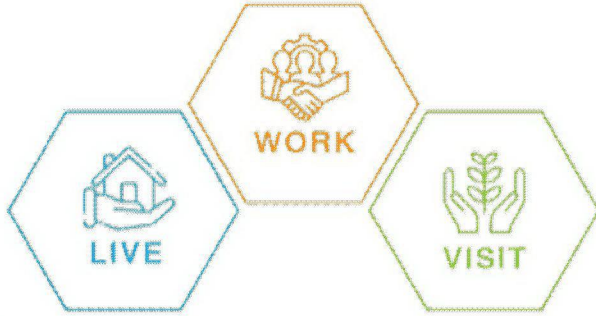
Also, I have your email twice so I don't know whether I've saved the one you sent to myself and the one to the Policy in box or whether you sent two different responses so if you could just confirm that please?

**Jacqui Padbury (MA MRTPI)**

Principal Planning Policy Officer

[REDACTED]

Follow us: @nbbcouncil



**From:** Planning Policy  
**Sent:** Thursday, September 28, 2023 8:26 AM  
**To:** 'Darren Turk' [REDACTED]  
**Subject:** RE:

We confirm receipt of your representations.

**From:** Darren Turk <[REDACTED]>  
**Sent:** Tuesday, September 26, 2023 2:10 PM  
**To:** Planning Policy <[planning.policy@nuneatonandbedworth.gov.uk](mailto:planning.policy@nuneatonandbedworth.gov.uk)>  
**Cc:** Jacqueline Padbury <[REDACTED]>  
**Subject:**

Hi Please find reps attached


DISCLAIMER The information contained in this e-mail is confidential and is intended for the recipient only. If you have received it in error, please notify us immediately by reply e-mail and then delete it from your system. Please do not copy it or use it for any other purposes, or disclose the content of the e-mail to any other person or store or copy the information in any medium. Email traffic may be subject to recording and/or monitoring in accordance with relevant legislation. The views contained in this e-mail are those of the author and not necessarily those of Nuneaton and Bedworth Borough Council. The information contained in this e-mail may be the subject of public disclosure under the Data Protection Act 1998, General Data Protection Regulations 2018, Freedom of Information Act 2000 or the Environmental Information Regulations 2004 - unless legally exempt from disclosure, the confidentiality of this e-mail and your reply cannot be guaranteed.

\*\*\*\*\* This e-mail has been scanned for all viruses

Kind Regards

Darren Turk  
Barnt Green Developments  
Wescoe  
Newland Lane  
Droitwich Spa  
WR9 7JH



 <p><b>Nuneaton &amp; Bedworth</b> United to Achieve</p>	<p><b>Borough Plan Review</b> Publication Stage Representation Form</p>	<p>Ref:</p> <p><b>(For official use only)</b></p>
---	---	---

**Name of the Local Plan to which this representation relates:**

Borough Plan Review Publication Stage

**Please return to Nuneaton and Bedworth Borough Council by 16<sup>th</sup> October 2023 via:**

**Email: [planning.policy@nuneatonandbedworth.gov.uk](mailto:planning.policy@nuneatonandbedworth.gov.uk)**

**Post: Planning Policy, Nuneaton and Bedworth Borough Council, Town Hall, Coton Road, NUNEATON, CV11 5AA**

This form has two parts –

Part A – Personal details.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

### **Part A**

	<b>1. Personal details*</b> * If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.	<b>2. Agent's details (if applicable)</b>
Title	<b>Mr</b>	
First name	<b>Darren</b>	
Last name	<b>Turk</b>	
Job title (where relevant)		
Organisation (where relevant)	<b>Barnt Green Developments</b>	
House no. and street	<b>Wescocoe, Newland Lane</b>	

Town	<b>Droitwich</b>	
Postcode	<b>WR9 7JH</b>	
Telephone number		
Email address (where relevant)		

**Part B – Please use a separate sheet for each representation**

---

**Name or Organisation:**

3. To which part of the Borough Plan does this representation relate?

Paragraph

Policy        X

Policies     X

Map

4. Do you consider the Borough Plan is:

4.(1) Legally compliant?

Yes

No   X

4.(2) Sound?

Yes

No   X

4.(3) Complies with the Duty to Cooperate?

Yes

No   X

Please mark with an 'X' as appropriate.

5. Please give details of why you consider the Borough Plan is not legally compliant, is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Borough Plan, or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

Housing Numbers from other authorities need to be take into account - particularly where Nuneaton has non-green belt land and neighbouring authorities have green belt - Coventry, Birmingham,, Solihull , Stratford and Warwick are all constrained by green belt more than Nuneaton

Also the plan should show allocations from neighbouring authorities on its boundaries - Proposed site WED 2 from the 2021 SHLAA is surrounded by the MIRA South allocation in North Warwickshire yet that allocation is not shown. This gives the false impression that WED 2 is open land when in fact it is now an infill site due to MIRA South being built around it. Also MIRA south is providing transport and footpaths/cyclepaths from MIRA south past WED 2 and into Nuneaton which makes WED 2 very sustainable due to this improved infrastructure but this again is not highlighted.

MIRA south is a large employment provider and new housing will be required for the workers there - from a traffic perspective it would be logical to put this adjacent to MIRA so that people have the option of working there without having to travel by car to work.

No mention is made of MIRA south in the plan which should surely be referred to and the land uses adjacent to it considered for development to take advantage of this exciting opportunity

(Continue on a separate sheet / expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Borough Plan legally compliant or sound, having regard to the matter you have identified in part 5 above, where this relates to soundness (Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Borough Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Show MIRA south on policies map as an allocation in North Warks

Consider adjacent uses and how they can complement MIRA south

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent

opportunity to make further representations based on the original representation at the publication stage.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

**No**, I do not wish to participate at the oral examination

**Yes**, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

To ensure this important point is raised properly and the benefits and Potential of MIRA south is realised by Nuneaton Borough

**Please note** the Inspector will determine the most appropriate procedure to adopt, to hear those who have indicated that they wish to participate at the oral part of the examination.

9.

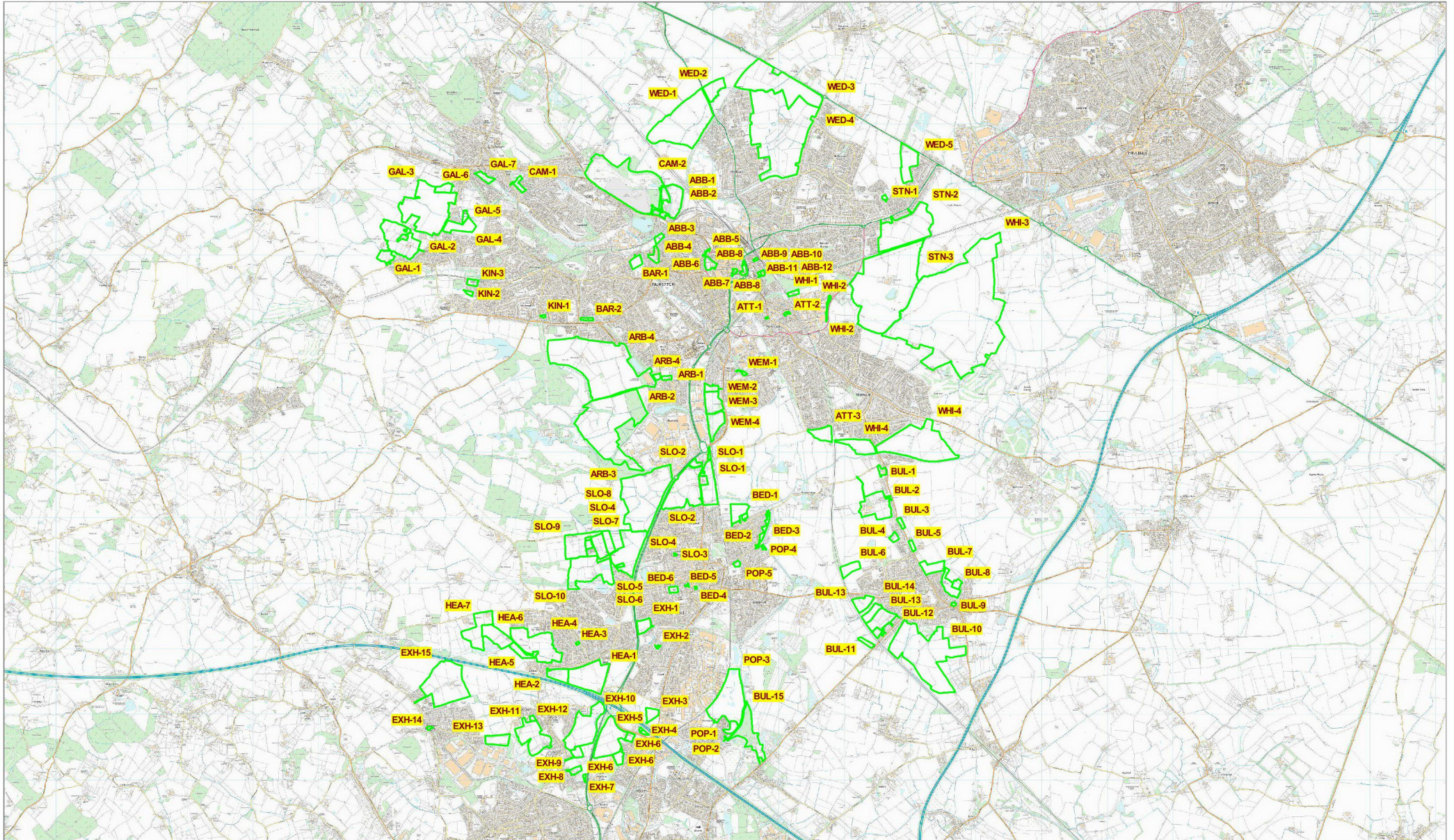
Signature:

(Please sign the box if you are filling in a paper copy. If you are filling in an electronic copy, the box can be left blank)

Date: 26/09/23



# SHLAA 2021



(C) Crown copyright. All rights reserved.  
Substitute your Council Name here  
LA 999999 (OS Licence number here)

