

MIRA Technology Park South Site, Nuneaton
Landscape and Visual Evidence and Appraisal
Volume 2 Landscape and Visual Impact Appraisal

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1. Introduction

1.1. The terra firma Consultancy was appointed in July 2021 by ERI MTP Ltd to provide landscape architectural services in support of the proposed development of land south of the Horiba MIRA site. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which, all in light of the client brief, comprises:

- Developing an understanding of the site and its setting;
- Defining what matters most about the landscape and visual aspects;
- Incorporating these into the best possible development proposals which maximises opportunities and potentials; and
- Minimising and mitigating harm.

1.2. For the purposes of the planning process the above work is presented in two volumes:

- **Volume 1 Landscape and Visual Evidence (LVE)** comprises our understanding of the site and its setting and the identification of what is important. This is critical in developing context-appropriate proposals and minimising harm and is the starting point for our work. The design and assessment should not be viewed as a linear process but rather an iterative one, with the identification of potential harm and mitigation informing the design at every stage, along with the work of other disciplines.
- **Volume 2 Landscape and Visual Impact Appraisal** comprises the appraisal section of the final landscape report which has been completed once the final design was confirmed and forms an impartial assessment of the landscape and visual effects of the final proposals

1.3. Report structure

1.3.1. Volume 2 is set out as below:

- Introduction; report structure; project brief;
- Design Evolution
- Proposed development
- Appraisal / assessment of landscape effects;
- Additional mitigation and residual landscape effects;
- Appraisal / assessment of visual effects;
- Additional mitigation and residual visual effects;
- Conclusions
- Appendix 3: LVIA methodology
- Appendix 4: Figures

1.4. Project brief

1.4.1. The brief for the design team is to produce an outline planning application for the development of land south of the Horiba MIRA site. The brief for landscape architectural input is to advise on a landscape led approach the location and arrangement of site plan on the site and to assess the impact of the development on the wider landscape and views.

1.4.2. A large part of the site is allocated for employment purposes which sets out the parameters of the development and the key sensitivities.

2. Design evolution

2.1. Volume 1 identified a number of landscape and visual sensitivities, constraints and opportunities which were considered by the design team. These were balanced against other considerations and, where possible, incorporated into the final design proposals to eventually form the basis for the LVIA.

Figure 1 - Design evolution



Design evolution: initial scheme sought to create larger units which did not respond to the existing site.



Design evolution: Smaller units were preferred which better adapted to the existing site and could better respond to the site's topography.



Design evolution: Establishing a site layout for the built form provided a backdrop for access routes around the site with opportunities for linking to existing pathways.



Design evolution: Creating a strong green infrastructure within the site provided ecological links and helped create significant woodland screening.