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Via email: planning@hinckley-bosworth.gov.uk

Dear Christopher,

Planning Application Re-consultation – 22/00882/OUT – Land Adjacent MIRA Technology Park, Caldecote, Warwickshire, CV10 0TS

National Highways has been re-consulted on the above referenced planning application. This relates to an outline planning application (all matters reserved) for extension of MIRA Technology Park to comprise employment use (Class B2); associated office and service uses (Class E g); storage (Class B8); new spine road; car parking, landscaping and enabling works.

National Highways have been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). The SRN is a critical national asset and as such we work to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity. The SRN in the vicinity of the proposed development is A5.

National Highways had previously recommended approval of the proposals, subject to conditions, on 22nd November 2024. The latest re-consultation by the Local Planning Authority (LPA) is based on a letter submitted by NWS Planning in response to the decision at Planning Committee to defer determining the application.

National Highways has reviewed the letter and acknowledge the points raised in support of the agreed highway mitigation plan at the A5 Drayton Lane junction.

National Highways does not have any further comments to make on the letter and therefore reiterate that our previous position of conditional approval remains valid. National Highways recommend the same conditions issued on 22nd November 2024, reproduced below for clarity:

Condition 1

Prior to the commencement of the development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to, and approval in writing by, the Local Planning Authority in consultation with Highways England, and shall include:

- a Construction Traffic Management Plan (CTMP) including construction phasing
- HGV routing plans
- construction traffic arrival and departure times
- delivery times to avoid peak traffic hours
- parking and delivery arrangements
- dust control measures
- material storage locations
- clear and detailed measures to prevent debris, mud and detritus being distributed onto the SRN
- assurance that all construction vehicles exit the site in a forward gear

Thereafter, all construction activity in respect of the development shall be undertaken in full accordance with such approved details unless otherwise approved in writing by the Local Planning Authority

Reason

To ensure that the A5 Trunk Road, continues to serve its purpose as part of a national system of routes for through traffic in accordance with Section 10(2) of the Highways Act 1980, and in the interests of road safety.

Condition 2

Prior to the commencement of development hereby permitted, the scheme of works to improve highways access as shown in general accordance with drawing ref:

- 17059/GA/02 (Proposed A5 - A444 Link Road and Off-Site Mitigation)
- 17059/GA/08 (Proposed A5 - A444 Link Road and Off-Site Mitigation)
- 17059/GA/10 (A5 Watling Street / Higham Lane and Nuneaton Lane Mitigation)
- 17059/GA/13 (A5 Watling Street / Woodford Lane / Drayton Lane Safety Enhancement Scheme)

(or revisions of these drawings as agreed with the planning authority) is completed and open to traffic.

Reason

To ensure safe and suitable access in accordance with paragraph 114 of the National Planning Policy Framework (December 2023).

Condition 3

Prior to the commencement of development, a SuDS plan and drainage strategy shall be submitted and approved by the Local Planning Authority in consultation with the Highway Authority for the A5 Trunk Road and subsequently implemented as approved. The SuDS is to be installed according to the approved SuDS plan and maintained for the lifetime of the development.

Reason

In the interest of the safe and efficient operation of the Strategic Road Network, and to protect the integrity of the Trunk Road drainage asset in accordance with DfT Circular 01/2022.

Planning Obligations

The developer shall be required to obtain the relevant Traffic Regulation Orders associated with delivering the scheme of highways works, meeting the costs of doing so in full.

Informative:

The highway works associated with these conditions involves works within the public highway, which is land over which you have no control. National Highways therefore requires you to enter into a suitable legal agreement to cover the design check, construction and supervision of the works. It is recommended that the scheme designer contact the National Highways Delivery Team (S278). The same team shall assist in obtaining Traffic Regulation orders associated with the highway works.

Yours sincerely,



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