

Delegated Report

Planning Ref: 25/00440/FUL
Applicant: Horiba MIRA Ltd
Ward: Ambien



Hinckley & Bosworth
Borough Council

A Borough to be proud of

Site: Horiba Mira Ltd, Mira Drive, Lindley, Nuneaton

Proposal: Erection of fire rig test building

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning Application Description

2.1. Full planning permission is sought for the construction of a new Fire Rig Test Building intended to expand on the existing battery abuse testing area.

2.2. The Fire Rig Building is to be located in the northern part of the site and would be sited on hardstanding/gravel alongside existing buildings associated with automotive engineering research and development. The building would measure 4m in height to the eaves. The finished level to the ridge will be roughly 4.52m. The building's dimensions will be 10 meters in width and 15 meters in length, and finished in single skin metal sheeting in grey.

3. Description of the Site and Surrounding Area

3.1. Horiba Mira and its associated grounds are located on Watling Street (A5), between the villages of Higham on the Hill and Fenny Drayton, with the A5 to the south. The Horiba Mira site covers almost 3 square kilometres.

4. Relevant Planning History

4.1. The site has a vast comprehensive planning history, however the applications most relevant in this case are:-

23/01003/NMA

- Non-material amendment to planning permission 14/00661/CONDIT. Amendment to wording of condition 1
- Permitted
- 08.11.2023

22/00697/REM

- Approval of Reserved Matters (Layout, Scale, Appearance and Landscaping) for Plots 8 and 9 within Zone 4 of Planning Permission ref: 14/00661/CONDIT (Variation of conditions 5, 6, 8, 11, 15, 16, 27, 32, 34 of planning permission 13/00603/CONDIT (relating to outline planning permission 11/00360/OUT) for a Business Technology Campus development)
- Permitted
- 02.11.2022

14/00661/CONDIT

- Variation of conditions 5, 6, 8, 11, 15, 16, 27, 32, 34 of planning permission 13/00603/CONDIT (relating to outline planning permission 11/00360/OUT) for a Business Technology Campus development.
- Permitted

- 02.12.2014

13/00603/CONDIT

- Variation of conditions 5 - 11, 15 - 17, 26 - 32 and 34 of planning permission 11/00360/OUT.
- Permitted
- 29.04.2014

13/00621/REM

- Reserved Matters application for A5 widening works pursuant to planning permission 11/00360/OUT (EIA Development)
- Permitted
- 16.10.2013

11/00360/OUT

- Business Technology campus comprising replacement MIRA headquarters, office, research and manufacturing facilities, hotel and local facilities including retail/cafe/restaurant Indoor and outdoor leisure, ancillary energy generation plant equipment, internal access roads, car parking, landscaping, drainage and associated works and creation of new improvement access points, widening of A5, associated earth works and landscaping (outline: access only) (cross boundary application with north Warwickshire Borough Council)
- Permitted
- 09.03.2012

5. Publicity

- 5.1. A site notice was also posted within the vicinity of the site. There are no neighbours in the vicinity of the site.
- 5.2. No comments received.

6. Consultation

- 6.1. No objection have been received from:-
HBBC Environmental Health (Pollution)
Leicestershire Fire and Rescue
Higham on the Hill Parish Council

7. Policy

- 7.1. Site Allocations and Development Management Policies DPD (2016)
 - Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM4: Safeguarding the Countryside and Settlement Separation
 - Policy DM7: Preventing Pollution and Flooding
 - Policy DM10: Development and Design
 - Policy DM17: Highway Design
 - Policy DM18: Vehicle and Parking Standards
 - Policy DM19: Existing Employment Sites
- 7.2. National Planning Policies and Guidance
 - National Planning Policy Framework (NPPF) (2024)
 - Planning Practice Guidance (PPG)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Other matters

Assessment against strategic planning policies

- 8.2. This site is an allocated employment site HIG17, within the Site Allocations and Development Management Policies (SADMP) and therefore the principle of employment development in an allocated employment site is considered sustainable and in accordance with Policy DM19 of the SADMP.

Impact upon the character of the area

- 8.3. Policy DM10 of the SADMP require development to complement the character of the surrounding area with regard to scale, layout design and materials and incorporate landscaping where this would add to the quality of the scheme.

- 8.4. Policy DM4 of the SADMP states that development in the countryside will only be considered sustainable where:

- It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
 - The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
 - It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
 - It relates to the provision of stand-alone renewable energy developments in line with policy DM2: Renewable Energy and Low Carbon Development; or
 - It relates to the provision of accommodation for a rural worker in line with Policy DM5: Enabling Rural Worker Accommodation.
- and:
- It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
 - It does not undermine the physical and perceived separation and open character between settlements; and
 - It does not create or exacerbate ribbon development;

- 8.5. The MIRA site, because of the highly competitive and therefore confidential nature of the testing that takes place within the site, is already well landscaped which results in a site that from the outside offers very limited visual viewpoints.

- 8.6. Regarding Policy DM4, whilst this building alone would not significantly contribute to economic growth, job creation and/or diversification of rural businesses, its implementation into the wider activities within the MIRA site are a significant contributory factor.

- 8.7. Furthermore, due to the location of the proposed building and its overall scale in comparison to the wider site, the proposed building would not be easily seen from

outside the site. There are seasonal changes to the landscape cover which allow greater views into the site but generally these views are only partial glimpses of activity rather than key open views.

- 8.8. The proposed building is ancillary and of a comparable design and scale to the surrounding buildings and echoes its design in terms of the simple, modular appearance and materials.
- 8.9. The proposed building would be seen in the context of the existing development as part of the existing employment site of MIRA. Any views of the site from public vantage points would be very limited at most, and the degree of harm is therefore considered negligible. Overall, the proposal results in an appropriate design which is considered to be in accordance with Policy DM4 and DM10 of the SADMP

Impact upon neighbouring residential amenity

- 8.10. Policy DM10 of the adopted SAMP seeks to ensure that development does not adversely affect the privacy and amenity of neighbouring properties.
- 8.11. Due to the location of the proposal within the centre of the site, there are no residential dwellings in the vicinity. Therefore, the proposed building would not have any impact upon residential amenity and is in accordance with Policy DM10.

Impact upon highway safety

- 8.12. Policy DM17 and DM18 of the SADMP states that proposals ensure that there is adequate provision for on and off-street parking for residents and visitors and there is no impact upon highway safety.
- 8.13. The site will be accessed by an existing access to the wider MIRA site, and the proposed development would not lead to an intensification of this access or the associated parking area.
- 8.14. For the reasons outlined above, the proposal is considered to be in accordance with Policies DM17 and DM18 of the SADMP.

Other matters

- 8.15. The proposal is sited on existing hardstanding and does not involve and demolition or modification to an existing structure. The proposal would therefore meet the de minimis threshold for BNG requirements, nor would it involve any disturbance to potential archaeological remains. Therefore, LCC Archaeology and LCC Ecology have not been consulted as part of this application.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

9.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.

9.3. There are no known equality implications arising directly from this development.

10. Conclusion

10.1. The application is in response to on-going improvements, expansion and modernisation of a locally significant and allocated employment site, the development of which in principle is beneficial to both the local and wider economy. The development would resemble the appearance existing and surrounding site and is reflective of the wider surrounding built form. The development would not have any adverse impacts in terms of character or visual amenity of the surrounding area or landscape and raises no significant adverse impacts with regard to highway safety, ecology, or drainage. The proposal is therefore in accordance with Policy DM1, DM4, DM10, DM17, DM18 and DM19 and is therefore recommended for approval subject to conditions.

11. Recommendation

11.1. **Grant planning permission** subject to:

- Planning conditions outlined at the end of this report.

11.2. Conditions and Reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Site Location Plan - Drg No.2025-002-FE-SK01 Rev 2 (Received 29/04/25)
- Site Block Plan - Drg No.2025-002-FE-SK02 Rev 1 (Received 29/04/25)
- Elevations and Floor Plans - Drg No.2025-002-FE-SK03 Rev 3 (Received 29/04/25)

Reason: To ensure a satisfactory appearance and impact of the development to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD.

3. The materials to be used on the external elevations of the proposed building shall accord with the details contained within the approved plans as follows:

- Elevations and Floor Plans - Drg No.2025-002-FE-SK03 Rev 3 (Received 29/04/25)

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

Informatives

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.