

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.



Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 25/00457/REM

Highway Reference Number: 2025/0457/04/H

Application Address: S8 Horiba Mira Ltd Mira Drive Lindley Nuneaton Leicestershire CV10 0TU

Application Type: Reserved Matters

Description of Application: Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 11/00360/OUT for plot 8 of Mira Technology Park

GENERAL DETAILS

Planning Case Officer: Hinckley and Bosworth Borough Council

Applicant: ERI MTP Ltd c/o Stantec

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish: Higham on the Hill

Road Classification: Class A

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

The Local Highway Authority advice is that, in its view, the impacts of the development on highway safety would not be unacceptable, and when considered cumulatively with other developments, the impacts on the road network would not be severe. Based on the information provided, the development therefore does not conflict with paragraph 116 of the National Planning Policy Framework (2024), subject to the conditions and/or planning obligations outlined in this report.

Advice to Local Planning Authority

Background

The Local Highway Authority (LHA) have been consulted by Hinckley & Bosworth Borough Council as the Local Planning Authority (LPA) on a reserved matters application for outline planning permission 11/00360/OUT for Plot 8 of MIRA Technology Park at Horiba Mira Ltd, Mira Drive, Lindley, Nuneaton. The LHA understands that appearance, landscaping layout and scale are to be determined as part of this application.

The LHA have reviewed the following documents submitted by the Applicant in support of the proposals:

- SGP drawing number 2109206-SGP-08-ZZ-DR-A- 131001 Rev. P04 (Site Plan);
- Terraforma drawing number 2583-TFC- P8- XX-DR- L- 1001 Rev. P04 (Landscape Proposals);

- Milestone Transport Planning drawing number 25/008-001 Rev. P07 (Proposed Layout - Preliminary Design General Arrangement Plan);
- Milestone Transport Planning drawing number 25-008/TK-01 Rev. P03 (Proposed Layout - Vehicle Swept Path Analysis);
- Milestone Transport Planning drawing number 25-008/TK-02 Rev. P03 (Plot Turning Movements - Vehicle Swept Path Analysis); and
- Milestone Transport Planning drawing number 25-008/TK-03 Rev. P03 (Plot 9a Access/Turning Manoeuvre - Vehicle Swept Path Analysis).

Site Access

The proposals are located within the established MIRA site and accessed via a private road network with access to the public highway off the A5, which falls under the jurisdiction of National Highways.

Internal Layout

Parking provision is detailed on SGP drawing number 2109206-SGP-08-ZZ-DR-A- 131001 Rev. P04.

The level of parking proposed for cars (including electric cars), cycles, motorcycles and accessible parking spaces for both Plots 8a and 8b are detailed on the drawing. The LHA considers these are acceptable in line with the [parking and making provision for service vehicles](#) section of the [Leicestershire Highway Design Guide \(LHDG\)](#).

According to the LHDG, 13 HGV spaces would be required for each plot. Whilst these are not detailed, the LHA is satisfied that sufficient HGV parking and turning would be available.

Details of the cycle parking facilities have not been provided, however the LHA advises these could be secured by condition. Cycle parking will need to be secure and undercover.

It should be noted that [Figure 29\(c\)](#) of the LHDG states for use class E(g)(ii) that:

'The LHA will seek to restrict conversion to E(g)(i) via the planning process unless sufficient space is provided within the application boundary to increase parking to minimum E(g)(i) levels.'

This would require double the number of car parking spaces per plot than are currently shown.

However, the LHA are satisfied that given the distance of the proposals from the county highway network, they are unlikely to generate off-site parking and therefore it would be unreasonable for the LHA to advise such a condition. The LHA raise no objection to the application subject to the conditions below.

Conditions

1. The development hereby permitted shall not be occupied until such time as off street car and HGV parking provision with turning facilities has been provided, hard surfaced and demarcated in accordance with SGP drawing number 2109206-SGP-08-ZZ-DR-A- 131001 Rev. P04. Thereafter the onsite parking and turning provision shall be kept available for such uses in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2024).

2. The development hereby permitted shall not be occupied until such time as secure cycle parking shall be provided in accordance with details first submitted to and agreed in writing by the Local Planning Authority. Thereafter the onsite cycle parking provision shall be kept available for such use in perpetuity.

REASON: To promote travel by sustainable modes in accordance with the National Planning Policy Framework (2024).

Date Received
15 May 2025

Case Officer
Ben Dutton

Reviewer
DH

Date issued
05 June 2025