

PLANNING STATEMENT



**Vehicle Certification Agency
(VCA), Midlands Centre, C01
Horiba Mira Ltd, Mira Drive,
Lindley. CV10 0UA.**

PLANNING STATEMENT

VCA Midlands Centre.

Proposed Temporary B8 warehouse structure.

Westgate Global.

DATE ISSUED: 23/02/2024

JOB NUMBER: ABP/0515

**PREPARED and
APPROVED BY:**

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Consultant

**Andrew Beard Planning
(ABP)**



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1. INTRODUCTION

- 1.1. This Planning Statement has been prepared to support a planning application within the VCA Midlands employment site for a new temporary B8 warehouse structure within the curtilage to enhance economic and operational prospects of the overall business.
- 1.2. The structure is being procured from Westgate Global, who will supply and erect the structure within the existing yard of the business.
- 1.3. The structure will be formed with lightweight steel frame bolted down to existing concrete yard, clad with single skin steel sheeting with rainwater discharging to existing yard drainage.
- 1.4. It will not harm the operation of the business or reduce parking, turning or operations.
- 1.5. It is needed to enhance provision of storage, protect from the elements, and deliver a suitable semi-permanent visual appearance within the site.
- 1.6. The application is being submitted via Planning Portal PP-12831029.
- 1.7. The site is a major employment facility, and the building will not affect job provision but enhance operational efficiency.
- 1.8. The submission is made with the following supporting documents:

- Application forms and certificates (Planning Portal)
- CIL 1 form, although non chargeable employment development
- Site Location Plan Portal Plan
- Site Location Context Plan 19712-WGT-V1-00-DR-Y-003 rev B
- Site Layout Plan 19712-WGT-V1-00-DR-Y-001 rev B
- GA Floor Plan & Elevations 19712-WGT-V1-00-DR-Y-002 rev B



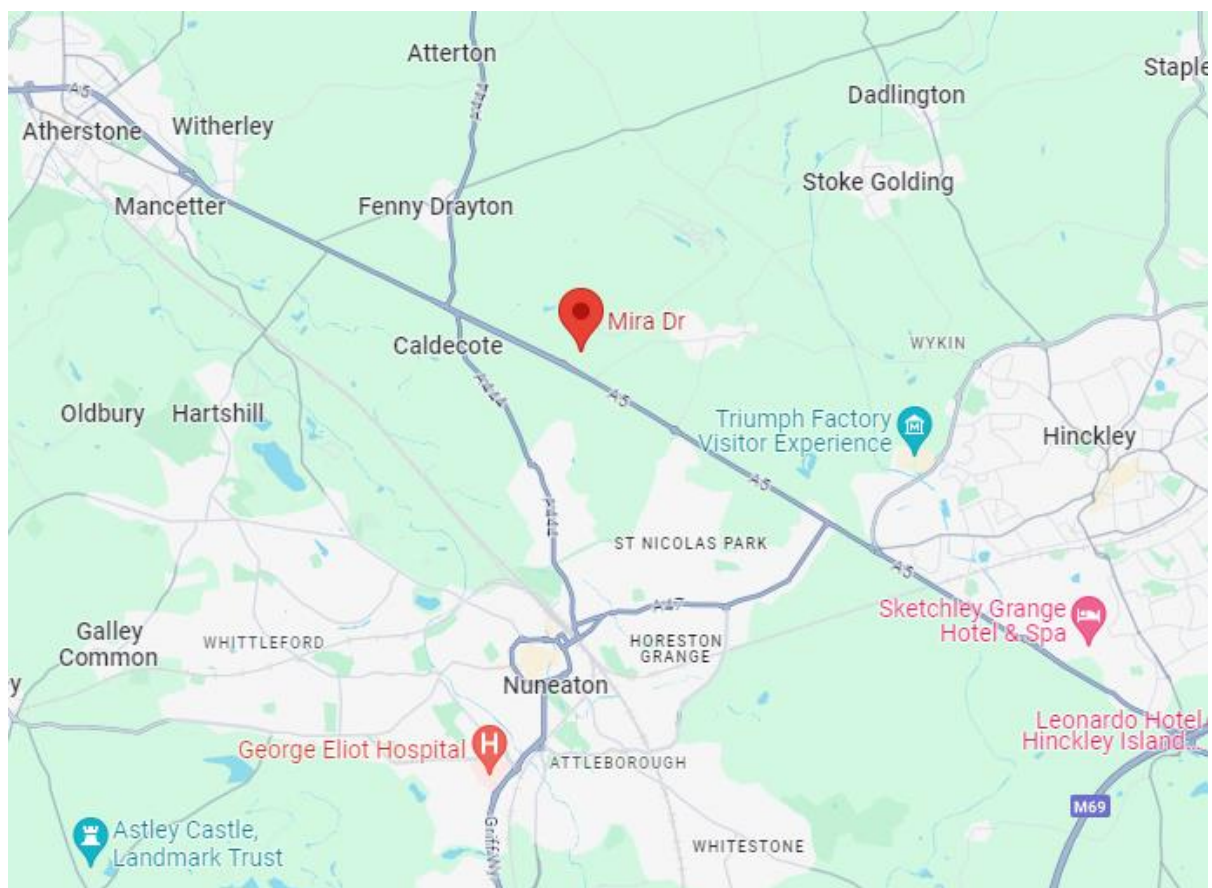
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- Mezzanine Details 19712-WGT-V1-00-DR-Y-004 rev B
 - Floor plan setting out details 19712-WGT-V1-00-DR-Y-005 rev B
 - 3D visual graphic 19712-WGT-V1-00-DR-Y-006 rev A
 - Planning Statement (ABP Feb 2024)

1.9. The planning fee via Portal for a gross provision of 128m² is £1,220.

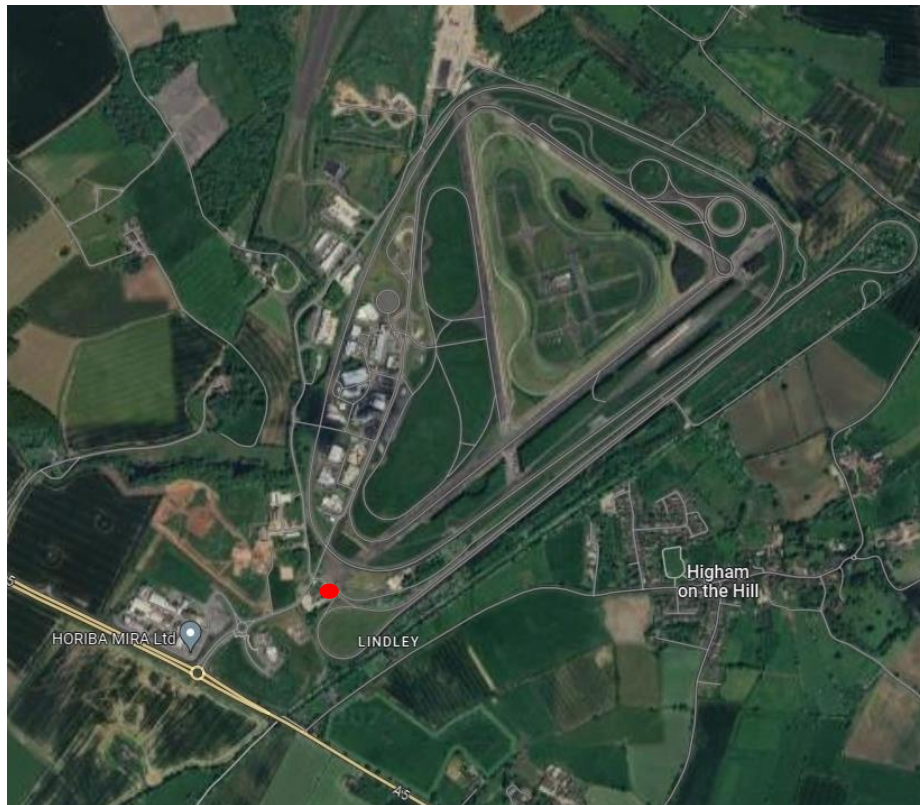
1.10. The applicant is constructing the building as procured by VCA who lease the site from Horibo Mira Limited. Notice has been served on both parties.

2. SITE LOCATION & DESCRIPTION

- 2.1 The application site is a major existing employment at Mira Drive, Nuneaton. CV10 0UA.
- 2.2 The site is part of a government testing site for testing vehicles that will be sold to the UK market. It comprises many buildings and testing tracks.
- 2.3 The site is located north of Nuneaton, and adjacent the A5 with the nearest settlement Higham on the Hill.

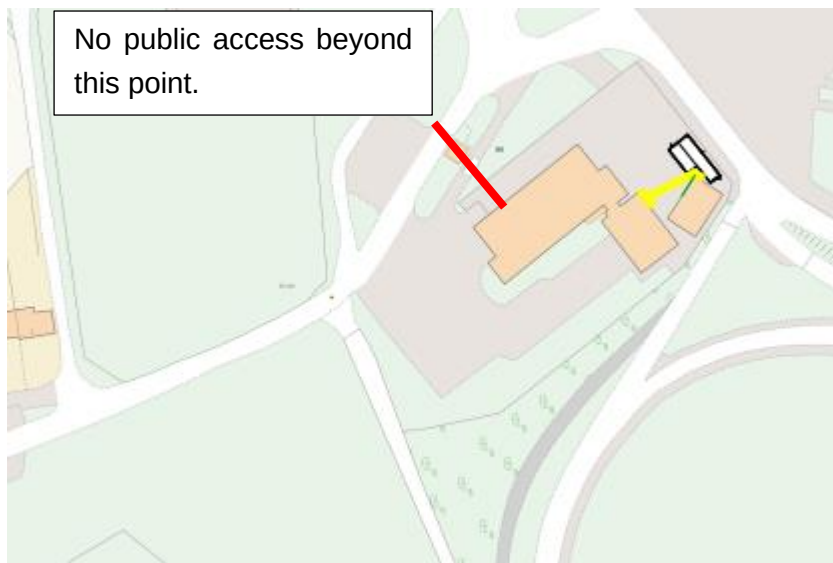


- 2.4 The site comprises existing Previously develop land (PDL) although in a countryside location with an established complex of employment style buildings and car tracks for testing. (see over)



- 2.5 The site includes existing component parts of the overall MIRA business with – Technology Park; Technology Institute and VCA Midlands Centre





building location.

Proposed new



- 2.6 The new building is to the rear of existing buildings within the security area and outside public view.
- 2.7 The approach to the site and the entrance from the A5 is all one of employment buildings and character.



Approach to site.



Approach from the A5 roundabout.



Existing site aerial.

3. SITE HISTORY

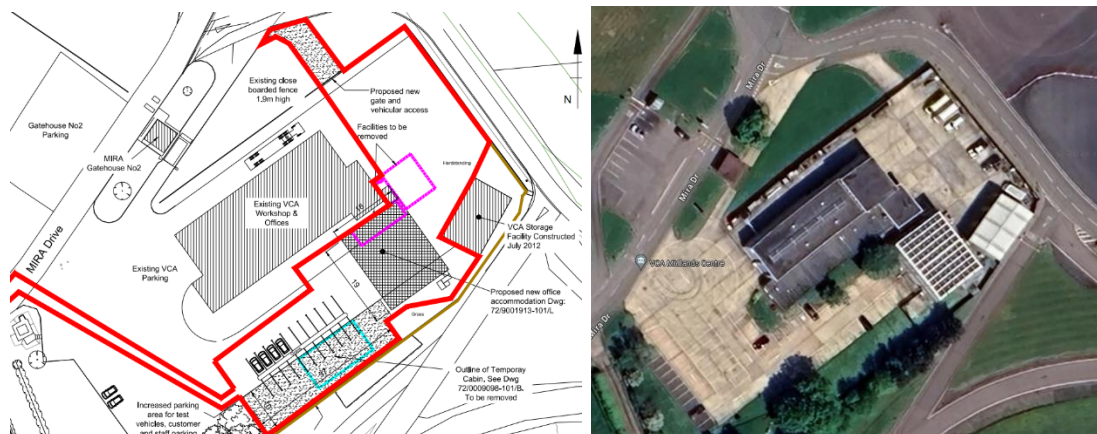
3.1 The records for the property on the Council website are:

Property History

010033846620 | Vehicle Certification Agency CO1 Horiba Mira Ltd Mira Drive

- **ERECTION OF PORTABLE BUILDING FOR VEHICLE CERTIFICATION AGENCY**
Ref. No: 03/00619/FUL | Status: Planning Permission
- **ERECTION OF ONE NEW MODULAR BUILDING AND ONE TEMPORARY CABIN**
Ref. No: 12/00829/FUL | Status: Planning Permission
- **ERECTION OF BRIDGE FOR CRASH TESTING**
Ref. No: 93/00945/4 | Status: Planning Permission
- **2 MILLION GALLON RESERVOIR PUMPING STATION SUB STATION AND 50 000 GALLON STORAGE TANK FOR WET GRIP TEST SURFACES**
Ref. No: 84/00951/4 | Status: Planning Permission
- **2 MILLION GALLON RESERVOIR TO CONTAIN SURFACE WATER TO BE RECIRCULATED OVER WET GRIP TEST SURFACE**
Ref. No: 81/01189/4 | Status: Outline Planning Approval

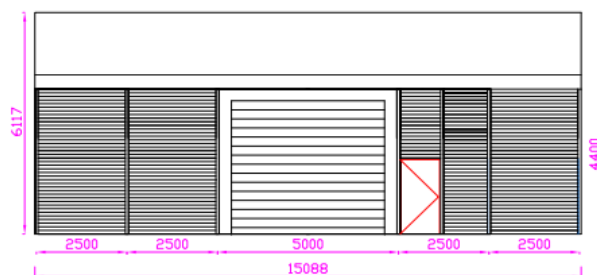
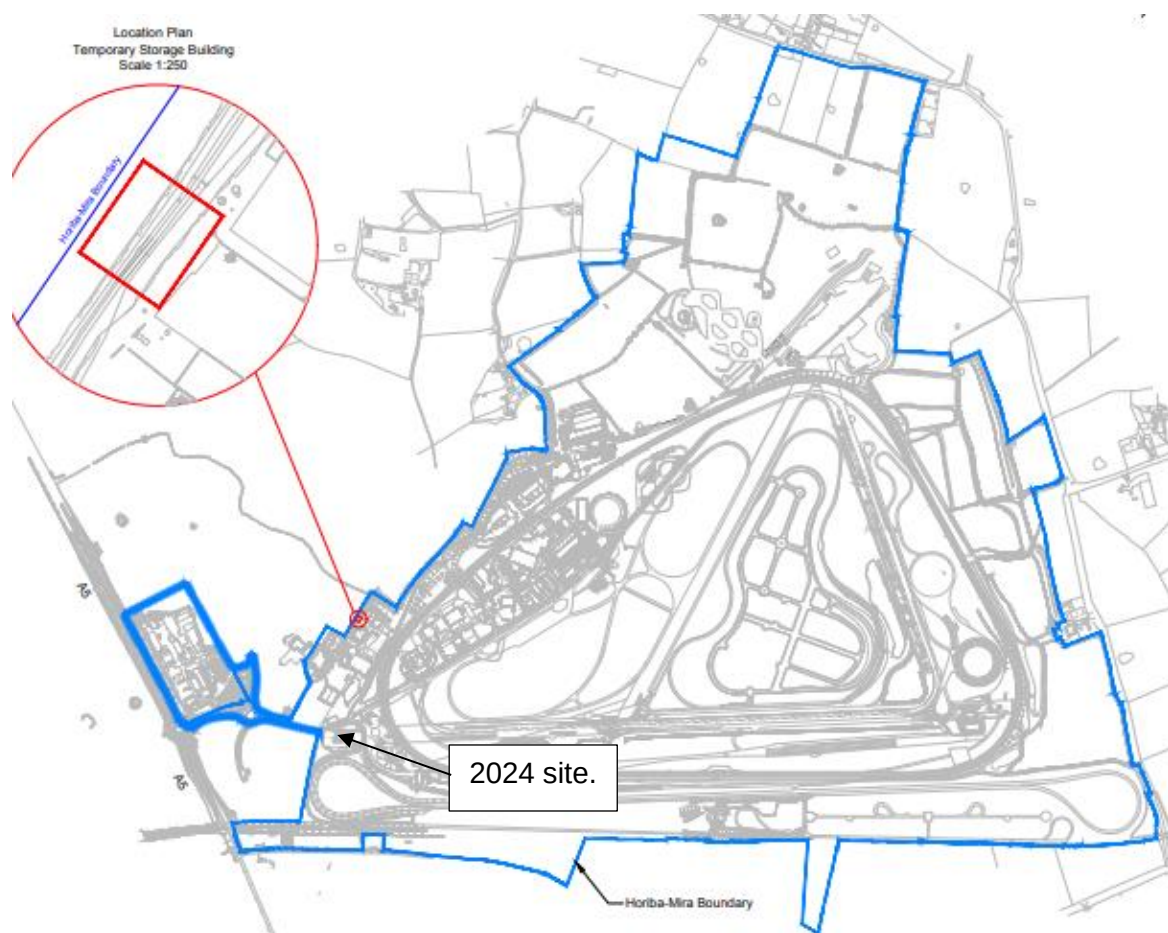
3.2 The most recent application was back in 2012. This now reflects the site as is, but is only half the site curtilage.



3.3 The 2012 permission granted the erection of a modular building and temporary cabin and increased parking by 10 but at the other end of the site.

3.4 The site is described as the proving ground areas of the established Motor Industry Research Association (MIRA) site which is a unique and extensive motor industry testing facility.

- 3.5 The whole MIRA site covers almost 3 square kilometres in the countryside and there are only a small number of residential properties in close proximity to the site. The site and its employment provision are specifically recognised within the Hinckley & Bosworth Adopted Local Plan (2001).
- 3.6 The larger wider site has a history of a previous 218 planning applications. There are numerous temporary building applications. An application plan in 2019 (19/00346/FUL) showed the entire site, and a temporary building permitted at that time.

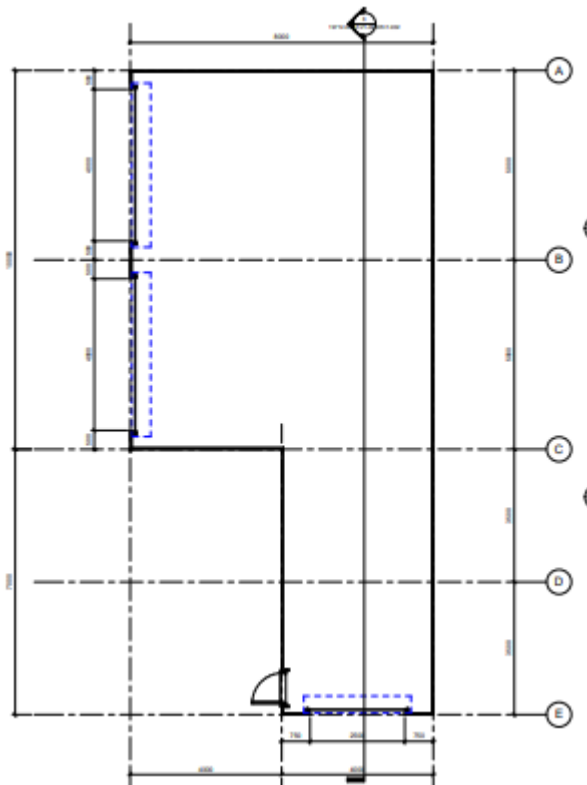


SIDE ELEVATION OF BUILDING (A)

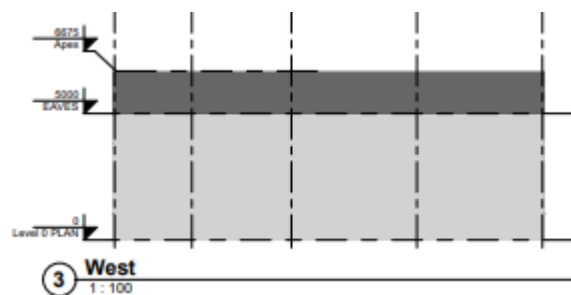
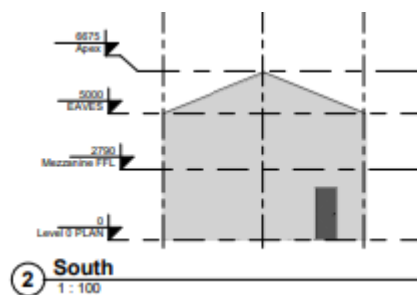
Building approved in 2019.

4. PROPOSED SCHEME.

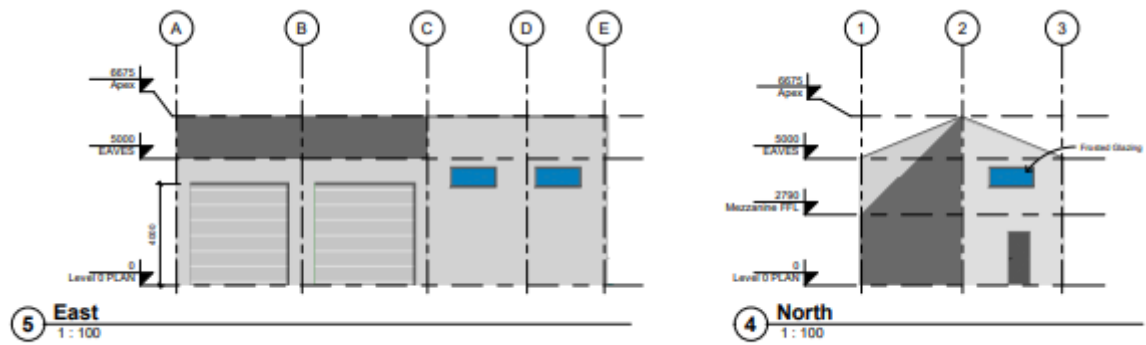
- 4.1 The scheme delivers a single “L” shaped temporary building for storage.
- 4.2 It has maximum dimensions of 8m width, 17m depth and 5m eaves, 5.7m ridge. The building has two loading doors. With the mezzanine it delivers floor space of 128m².



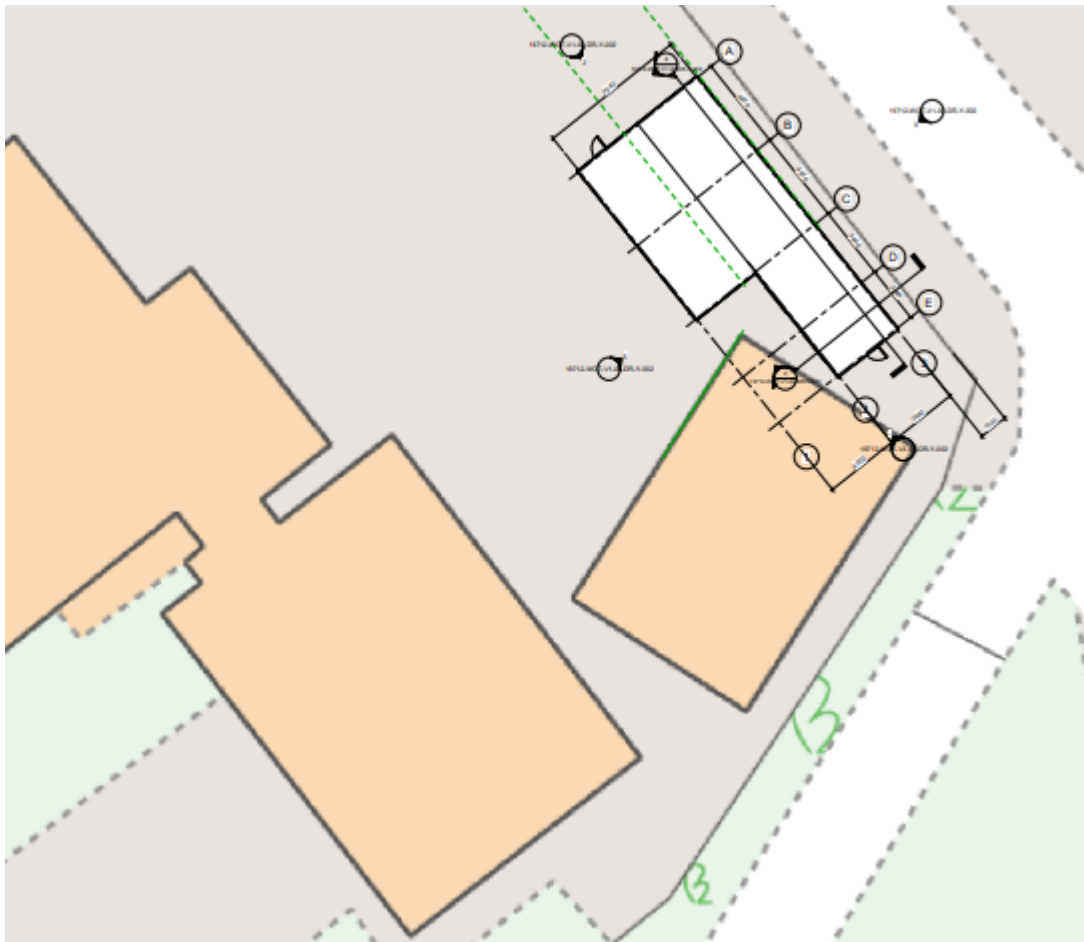
Floor plan.



Side and rear elevations.



Front and side Elevation.

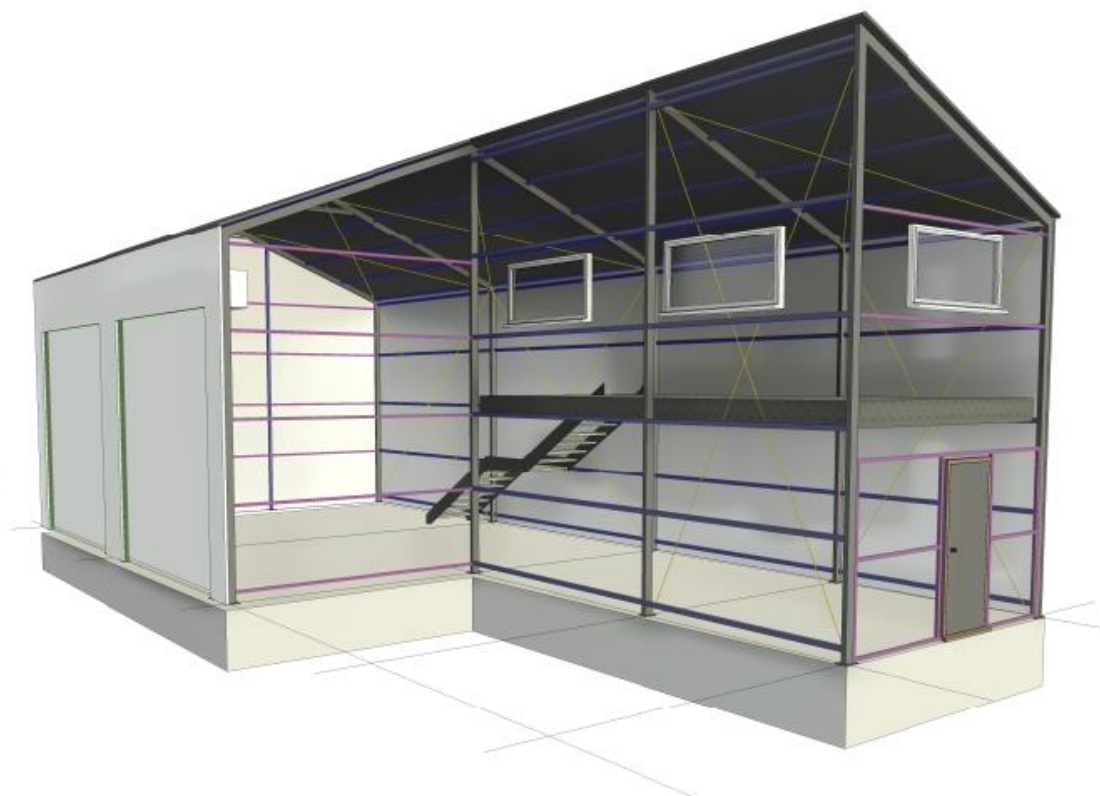
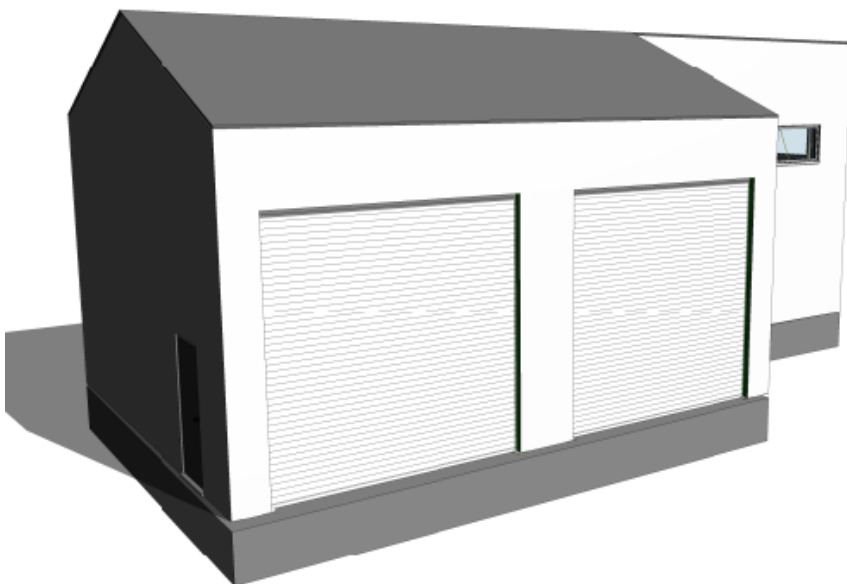


Site Layout.

***Site Location.***

- 4.3 Below is an illustrative example of the temporary building proposed and a 3D graphic visual representation.





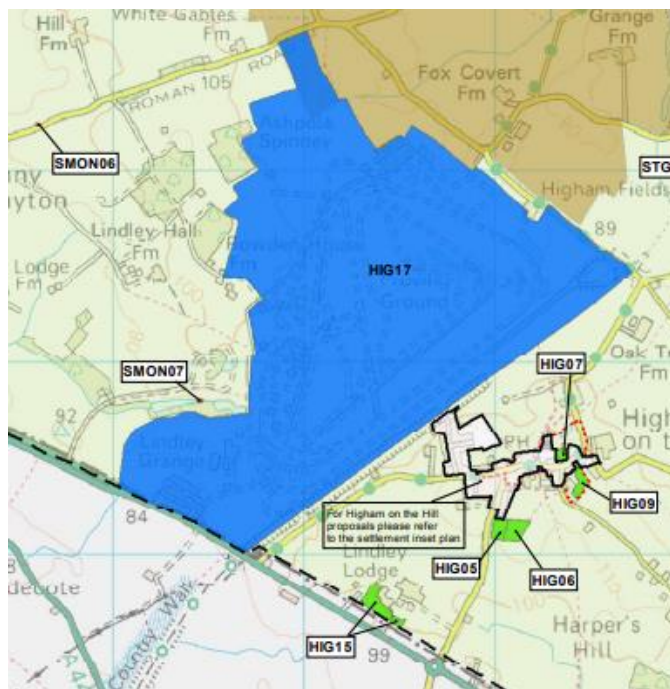
5. POLICY CONTEXT

5.1 The site falls within the administrative area of Hinckley & Bosworth Borough Council.

5.2 The Development Plan comprises –

- **Core Strategy 2009**
- **Site Allocations & Development Management Policies DPD 2016**

5.2 The site is designated on the policy maps as follows:-



**Policy HIG17 –
Existing employment
site.**

5.3 Key policies are –

- DM10 Development and Design.
- DM17 Highways and transportation.
- DM18 Vehicle parking standards.
- DM19 Existing Employment Sites.

5.4 NPPF 2023 supports an economic objective to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity.

5.5 Paragraph 85 states – *“Planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

6. KEY ISSUES

- 6.1 The main considerations with regards to this application are the principle of development, visual impact, impact upon residential amenity, highway considerations, landscaping, and other matters.

Principle of development.

- 6.2 MIRA is an established site, created following the closure of RAF Nuneaton in the late 1940s. This site is an allocated employment site (HIG17), within the SADMP. The application site is located entirely within the allocated employment site boundaries. Therefore, the principle of commercial development is considered sustainable in this location and is in accordance with Policy DM19 of the SADMP.
- 6.3 Policy DM19 states – “Proposals for the development of ‘B’ uses (including ancillary areas) within designated employment sites will be supported where they accord with other policies of the plan.” The proposed building is to enhance further storage facilities within the site on an existing hard surfaced area.

Design.

- 6.4 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.
- 6.5 The building is ancillary to the existing structures, its form mirrors the previous modular building expansion.
- 6.6 It is wholly reflective of the existing employment character within the site.
- 6.7 The design of the building is simplistic, and its intention is to be a temporary building to serve a storage function. The pallet of materials proposed would be in keeping with the other recently approved buildings on site resulting in a sense of place and identity. Although the building utilises steel/fabric panels, the building has a low form and scale and so would not be prominent in the area. The proposed buildings

footprint and scale is considered to be proportionate with the size of the site and there is adequate circulation around the building. Further, the layout and design are reflective of the functional requirements of the end storage use and illustrates the most viable use of the site. Being sited alongside existing buildings, the proposal would sit well within the MIRA site as a whole. It is considered that consent is granted for a period of 10 years to reflect that the building's structure has a temporary form and appearance and linked to the current VCA lease.

6.8 This reflects the approach taken in granting 19/00346/FUL which was for 7 years.

Transport, parking and operations.

6.9 Policy DM17 of the SADMP states that all new development should be in accordance with the highway design standards. Policy DM18 ensures that development provides appropriate parking provision.

6.10 Previous technology campus proposals have delivered a new range of roundabouts and access roads from the A5 leading directly to the site. Access to within the site is beyond the security cordon and not part of the public realm.

6.11 Planning permission for the Business Technology Campus granted consent for an extensive package of highway improvement measures to the A5 and into the site. These works were completed in 2015 and involved converting the existing MIRA Drive access to a roundabout junction, the dualling of the A5 along the frontage of the site and a new junction to the north-west of the site, which provides a left in / left out access to the eastbound carriageway of the A5. The road works package has also delivered improvements to off -site junctions within the vicinity of the MIRA Zone. A bus service serves the site and provides connections to the neighbouring towns of Hinckley, Nuneaton, and Tamworth. As such, the existing highway infrastructure is sufficient to serve these proposed Industrial units.

6.12 The building is not proposed to remove existing marked out car parking spaces.

- 6.13 The proposal for a storage building should not generate additional vehicles to the site. Therefore, for the reasons outlined above, the proposal is considered to be in accordance with Policies DM17 and DM18 of the SADMP.



Landscaping.

- 6.14 The proposal is contained solely on existing concrete hardstanding areas of the employment use. There are no impacts upon any trees or green areas.
- 6.15 Overall, by virtue of the scale, massing and pallet of materials proposed, the scheme is considered to comprise of a unit which reflects the functional requirements of the end user, whilst also being well assimilated into its setting and wider landscape. Therefore the proposal for a temporary building is considered to be in accordance with Policy DM4 and DM10 of the SADMP.



No negative landscape impacts.

Residential amenity

- 6.16 Policy DM10 of the adopted SAMP seeks to ensure that development does not adversely affect the privacy and amenity of neighbouring properties.
- 6.17 Being located within a group of Industrial buildings, the closest residential dwellings are sited some 0.5 km to the east.
- 6.18 In view of the distances involved and the existing intervening dense landscaping, there would be no impact upon the residential amenity of these properties. Therefore the proposal would be in accordance with Policy DM10 of the SADMP.



7.0 CONCLUSIONS

- 7.1 The application site lies within an allocated employment site and so the principle of Industrial buildings is accepted.
- 7.2 The erection of a temporary unit for additional storage within the wider development of this important and allocated employment site is acceptable.
- 7.3 The building would be functional and reflective of the wider surrounding industrial built form.
- 7.4 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 or residential amenity.
- 7.5 The proposal is therefore in accordance with Policies DM1, DM4, DM10, DM17 and DM18 of the SADMP and therefore should be recommended for approval with suitable conditions for a period of 10 years for ongoing economic prosperity.