

3rd March 2025

Our Ref: 27220 - MIRA\A3

BY PLANNING PORTAL

Planning and Regeneration
Hinckley and Bosworth Borough Council
The Hinckley Hub
Rugby Road
Hinckley, LE10 0FR

Dear Sir/Madam,

PLANNING APPLICATION MADE UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF. 14/00661/CONDIT**MIRA TECHNOLOGY PARK, WATLING STREET, NUNEATON**

On behalf of HORIBA MIRA Ltd ('the Applicant'), we hereby submit a S96A planning application to Hinckley and Bosworth Borough Council ('HBBC' or 'the Council') to seek a non-material amendment ('NMA') to planning permission ref. 14/00661/CONDIT ('the Master Permission'). The NMA seeks to change the wording of Condition 3 to refer to refined updated parameter plans that will co-ordinate development going forward at the Technology Park site.

Background

The MIRA Technology Park extends to approximately 340ha and is one of the UK's leading Enterprise Zones and the headquarters for Horiba MIRA the global automotive engineering company and its testing and development operations. With over 40 major international automotive engineering companies such as Bosch, Toyota, Haldex and Polestar, it comprises Europe's largest and fastest growing automotive Research and Development (R&D) cluster.

The Technology Park contains major test facilities and over 110kms of test tracks, making it a world class facility and a global attraction for companies to the UK. It also supports the growing technologies in alternative fuels, electrification and autonomous technologies through recent major investment in key related assets.

Outline Planning Permission (ref. 11/00360/OUT) was granted on 9th March 2012 for the expansion of the Technology Park which, upon completion, would accommodate approximately 185,000 sqm of floorspace. The description of development is as follows:

"Business technology campus comprising replacement MIRA Headquarters, office, research and manufacturing facilities, hotel and local facilities including retail/café/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".

A number of S73 applications to vary conditions attached to application ref. 11/00360/OUT, which relate to the phasing of development and improvements to the A5 have been subsequently granted by the Council. As a result of these changes, the Technology Park Master Permission is now 14/00661/CONDIT and was granted on 2nd December 2014.

Proposed Amendment

Condition 3 attached to permission ref. 14/00661/CONDIT requires development to be carried out in accordance with submitted application details. The full wording of Condition 3 is set out below:

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

Site Location Plan 1:10,000 received 11 May 2011

Planning Parameters Report (including Parameter Plans PP2-PP5) Revision 2 June 2011 as amended by Plans PP2 and PP3 received 4 October 2011

ATC-10_014-A_2A-R2

ATC-10_014-A_2B-R1

ATC-10_014-A_2C-R2

ATC-10_014-A_2D-R1

The delivery of the MIRA Technology Park is gaining momentum; the Zone 4 infrastructure has currently been constructed, together with Plot 9. Plot 44 is expected to commence in Spring 2025 and proposals are emerging for Plot 8. The NMA seeks to change the wording of Condition 3 to refer to revised parameter plans that have been updated to reflect the existing and emerging developments and the masterplan strategy now being pursued (which responds more closely to occupier requirements).

The updated parameter plans accompany the submission as follows:

- Table 1 – Development Thresholds
- Table 2 – Amount of Development
- PP2 – Development Footprint and Heights
- PP3 – Land Use/Zones Plan
- Highlighted updated Planning Parameters Report to show minor changes proposed
- Illustrative Masterplan to show how parameters could be interpreted.

In summary the changes to the parameter plans seek to:

- Change the maximum dimensions of buildings within Table 1 to allow some larger units to be delivered (providing enhanced R&D facilities with some associated manufacturing capability) (particularly in Zone 1).
- Change the maximum height of the building parameter in Table 1 to be a consistent height in each zone (that is no greater than the maximum height previously approved within those zones).
- Update the land use parameters within Table 2 to allow the potential delivery of a hotel in Zone 3 (instead of Zone 2 as originally intended).
- Refine the mapping of the Plots and Zones in PP2 and PP3 to reflect the changes to the alignment of MIRA Drive and the intended extent of the Linear Park.

The changes to the parameters are considered non-material as the maximum floorspace of new buildings that can be provided through the scheme remains as approved (139,716 sq m), as does the total number of car parking spaces that can be provided. The conclusions of the original Environmental Impact Assessment therefore remain valid and unchanged.

As such, it is proposed to amend the wording of Condition 3 as follows:

The development hereby permitted shall not be carried out otherwise than in complete accordance

with the submitted application details, as follows:

Site Location Plan 1:10,000 received 11 May 2011

*Planning Parameters Report (including Parameter Plans PP2-PP5) Revision 2 June 2011 **as amended by revised Tables 1 and 2 and Plans PP2 and PP3 dated February 2025***

ATC-10_014-A_2A-R2

ATC-10_014-A_2B-R1

ATC-10_014-A_2C-R2

ATC-10_014-A_2D-R1

Summary and Conclusion

This S96A NMA Application seeks the amendment of Condition 3 to refer to updated parameter plans that reflect existing and emerging developments.

It is considered that a S96A application is the appropriate method to amend Condition 3 as it allows the amendments to conditions where the change is considered non-material.

This NMA application has been submitted electronically via Planning Portal (ref. PP-13821974) and the requisite application fee of £293 has been paid online.

We look forward to receiving confirmation that the application has been successfully registered and validated.

Yours faithfully



GRAEME WARRINER
Planning Director



STANTEC UK LIMITED