

~~Appendix 1~~

Planning Parameters Report

Revision 2

June 2011 (Updated February 2025)



MIRA TECHNOLOGY PARK

APPENDIX 1

REVISION 2

REVISED PLANNING PARAMETERS REPORT

JUNE 2011

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Appendix 1: Parameter Plans

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1. Introduction

1.1 This document accompanies the outline planning application submitted on behalf of MIRA Limited proposing the comprehensive development of land at and adjoining the existing MIRA site at Watling Street, Hinckley.

1.2 The site subject of this outline planning application covers 71.51 hectares, the majority of which is located within Hinckley and Bosworth's administrative boundary, whilst the area encompassing the A5 is located within the administrative boundary of North Warwickshire Borough Council and measures 3.45 hectares.

1.3 The application seeks outline planning permission for the following development:

Development of 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 work and creation of new and improved points of access; widening of A5, associated earth works and landscaping.

1.4 The development described is defined by the submitted parameter plans and their accompanying descriptions that fix the key overarching principles for the development.

1.5 There are five parameter plans with accompanying descriptions, as detailed below:

- PP1 – site plan and application boundary;
- PP2 – Development footprint and height;
- PP3 – land use;
- PP4 – access and movement;
- PP5 – landscape framework.

1.6 This regulatory document is supported by a Design & Access Statement that accompanies the application and presents an illustrative masterplan scheme for the application site. This has informed the parameters set out for approval and explains how the design concept which underpins the proposals has evolved.

The Application

- 1.7 The application seeks consent for a replacement MIRA headquarters building together with an associated Technology Park and related elements. The key objective is to design a world class technology campus which integrates the development with its rural location and provides an attractive amenity for all users of the development.
- 1.8 The new MIRA headquarters is at the heart of the scheme and a core zone is set aside for it in the accompanying plans, showing how it is relocated within the site to a commanding location which controls the access to the existing Proving Ground area whilst at the same time freeing up A5 frontage land for complementary development. The availability of land beyond the immediate confines of the MIRA site reinforces this potential but dictates that particular care is given to the incorporation of these greenfield components.
- 1.9 To the rear of the site some provision is made for further operational development for MIRA in immediate proximity to the Proving Ground.
- 1.10 The masterplan proposals encourage the evolution of areas of distinctly identifiable building clusters which will assist in breaking up the large site into a more human scale, each one with differing character within the overall park, creating areas of separate identity.
- 1.11 Fundamental to the overall concept is the creation of a linear park through the development providing a landscaped and ecological corridor which will form a natural barrier between the more public businesses in the Technology Park, MIRA itself and members' businesses.
- 1.12 A 'village centre' provides local facilities for the greatly increased workforce and contributes to the development of a sense of place.
- 1.13 The application is in outline with all matters reserved with the exception of the principal means of access (i.e. junctions with the A5).
- 1.14 Given that road widening to the A5 itself will be required to accommodate the full scheme build out this is also incorporated within the submission and addressed via separate plans.

2. Parameter Plans

Parameter Plan PP1 – Site Boundary

- 2.1 This plan defines the extent of the outline planning application site boundary outlined in red, comprising some 71.51 hectares.
- 2.2 The red line extends beyond the main masterplan area to encompass the adjoining A5 and land immediately to the south to provide for the highway widening which will be necessary to accommodate the full development.
- 2.3 The area outlined in blue is land within the applicant's control and includes the MIRA Proving Ground itself and Proving Ground Estate. Future plans for the Proving Ground Estate are described in the Planning and Consultation Statement.
- 2.4 The plan also identifies existing site levels across the site as heights in metres Above Ordnance Data (AOD).

Parameter Plan PP2 – Development Footprint and Height

- 2.5 This plan sets out built development footprint and height limits for the site, with reference to zones which have been identified for ease of analysis and referencing as follows:
 - Western (1) zone;
 - Central (2) zone;
 - Eastern (3) zone;
 - MIRA (4) zone;
 - North-west (5) zone;
- 2.6 In showing the maximum extent of built footprint in each zone, it is not intended that all of the area shown will be covered by buildings since this will be subject to control on development quantum (Parameter Plan 03/overall site limit), the dimensions of individual buildings (as detailed at Table 1 below) and the provision of landscaping, parking and circulation within the overall zone and each development plot. The plan shows the maximum points, particularly at the edges of the site, where built development may be located.
- 2.7 The plan also identifies the maximum building heights in metres above AOD, which have been informed by the Visual Impact Assessment and adjusted during the

design process. Sub-division of the zones to reflect height variations across plots arises from this.

- 2.8 Not all buildings across plots will be built to these maximum levels – however the height quoted has been designed to provide the necessary flexibility in terms of building type, since the three dimensional envelope will necessarily vary according to the nature of the use and to occupier requirements.
- 2.9 Table 1 specifies the maximum horizontal unbroken dimensions of individual buildings within zones. Minimum dimensions are also specified, excluding minor ancillary buildings (gatehouses etc).
- 2.10 Areas outside of the development footprint may accommodate roads subject to the maximum limits of deviation specified in Parameter Plan 04.

Table 1: Thresholds

Zone	Land Use	Height (AOD)		Maximum Length (metres)	Maximum Width (metres)	Minimum Length (metres)	Minimum Width (metres)
		Upper	Lower				
1							
a	B1 (a, b &c)	106	90	180	100	20	15
b	B1 (a, b &c)	106	90	180	100	20	15
c	B1 (a, b &c)	106	91	180	100	20	15
d	B1 (a, b &c)	106	93	180	100	20	15
e	B1 (a, b &c)	106	90	180	100	20	15
f	B1 (a, b &c)	106	89	98.5	67.6	20	15
2							
a	B1 (a, b &c)	108	89	75	50	20	15
b	B1 (a, b &c)	108	89	75	50	20	15
c	B1 (a, b &c)	108	90	75	50	20	15
d	B1 (a, b &c)	108	91	75	50	20	15
	Other *	108	89	130	36	20	15
3							
a	B1 (a, b &c)	111	94	85	54.2	20	15

Zone	Land Use	Height (AOD)		Maximum Length (metres)	Maximum Width (metres)	Minimum Length (metres)	Minimum Width (metres)
		Upper	Lower				
b	B1 (a, b &c)	111	99	85	54.2	20	15
c	B1 (a, b &c)	111	96	85	54.2	20	15
d	B1 (a, b &c)	111	100	62.2	54.2	20	15
4							
a	MIRA HQ**	107	95	156.8	100	20	15
b		116	97	156.8	100	20	15
c		113	97	156.8	100	20	15
d		112	95	156.8	100	20	15
5							
	B1 (a, b &c)	115	102	55.5	32.0	20	15
	Other ***	115	101	50.0	50.0	20	15

* Includes leisure, food and drink, community, retail and hotel

** MIRA HQ, includes B1 a, b and c uses;

*** Primary Sub Station/Plant

PP03 – Land Use

2.11 This plan outlines the land uses for which consent is sought across the zones and includes maximum and minimum amounts of floorspace per zone (Table 2).

2.12 For each zone, maximum development quantum has been calculated with reference to the maximum physical extent of the developable area and the typical estimated footprint. Allowance is also made for multi-level development via floorspace increase in those areas where a higher level of office type development is anticipated.

2.13 It is not intended that zone by zone maximae will be delivered in combination, since the overall site maximum will act as a constraint and will not allow for this.

2.14 As detailed in the Traffic Assessment it is anticipated that there will be a cap on the overall quantum of B1(a) office development for reasons of traffic generation. The

location of these offices within the site is not fixed however and the floorspace figures given allow for this variation.

- 2.15 Since the application embraces all forms of B1 development it is inevitable that building types will vary according to their specific function dependent on whether light industrial, research and development or office use (or a combination of these) is delivered.
- 2.16 Outside of the main building zones, an outdoor recreation zone is defined to the western extremity of the linear park to replace existing facilities within the existing MIRA site. Ancillary buildings will fall within the overall limits for D2 leisure specified in the application.

Table 2: Amount of Development

Zone	Use	Minimum (sq metres)	Maximum (sq metres) *
1	B1	27,514	54,326
2	B1	12,272	38,210
	Retail/Services	-	500
	Restaurants	-	1,000
	Fitness club	-	1,000
Zone 3	100 bed Hotel		4,500
3	B1	9,761	29,399
4	B1	31,756	76,624
5	B1	6,100	10,918
	Primary Sub-Station	n/a (plant)	n/a (plant)
Overall Maximum **		92,334	139,716

*Please refer to paragraphs 2.12 and 2.13 for quantum of floorspace rationale.

** Overall maximum floorspace proposed for the site which is less than the sum of individual zone maximae (see text) .

Parameter Plan 04 – Access and Movement

- 2.17 This plan identifies the position and form of access from the A5, which is to be fixed via the planning application.
- 2.18 The position of the primary access via MIRA Drive is subject to specified limits of deviation.
- 2.19 Within the site, a primary distributor route of 7.3 metres carriageway width, widened to 10.8 metres where ghosted right turn lane facilities are provided into development plot areas will link these external access points via western and central spine routes which will intersect via a roundabout of 40 metres ICD.
- 2.20 Limits of deviation of these distribution roads are defined on the plan. Further information on detailed internal road geometry and the provision of access to individual development plots within the site is set out within the Transport Assessment.
- 2.21 A combined cycleway/footway is provided across the site frontage, linking with National Cycle Route 52. Within the site, this route will continue adjacent to the primary distributor. Other potential connection points to the external highway network are not fixed.
- 2.22 An illustrative Pedestrian/Cycle Connectivity plan is submitted within the Design and Access Statement that provides a demonstration of how the access parameters allow for good access through and around the site and link it successfully to the surrounding area.
- 2.23 The extent of the A5 widening is also defined on the parameter plan although detailed drawings show these works in more detail.
- 2.24 Car parking will be provided within the site in accordance with the ratios set out below. An overall limit of 2,263 spaces will apply.

Use	Area	Rate
Class B1 General	118,413 sq m	1/75 sq m
B1(A) office component	14,303 sq m	1/30 sq m
Class C3 hotel	4,500 sq m (100 beds)	1/40 sq m

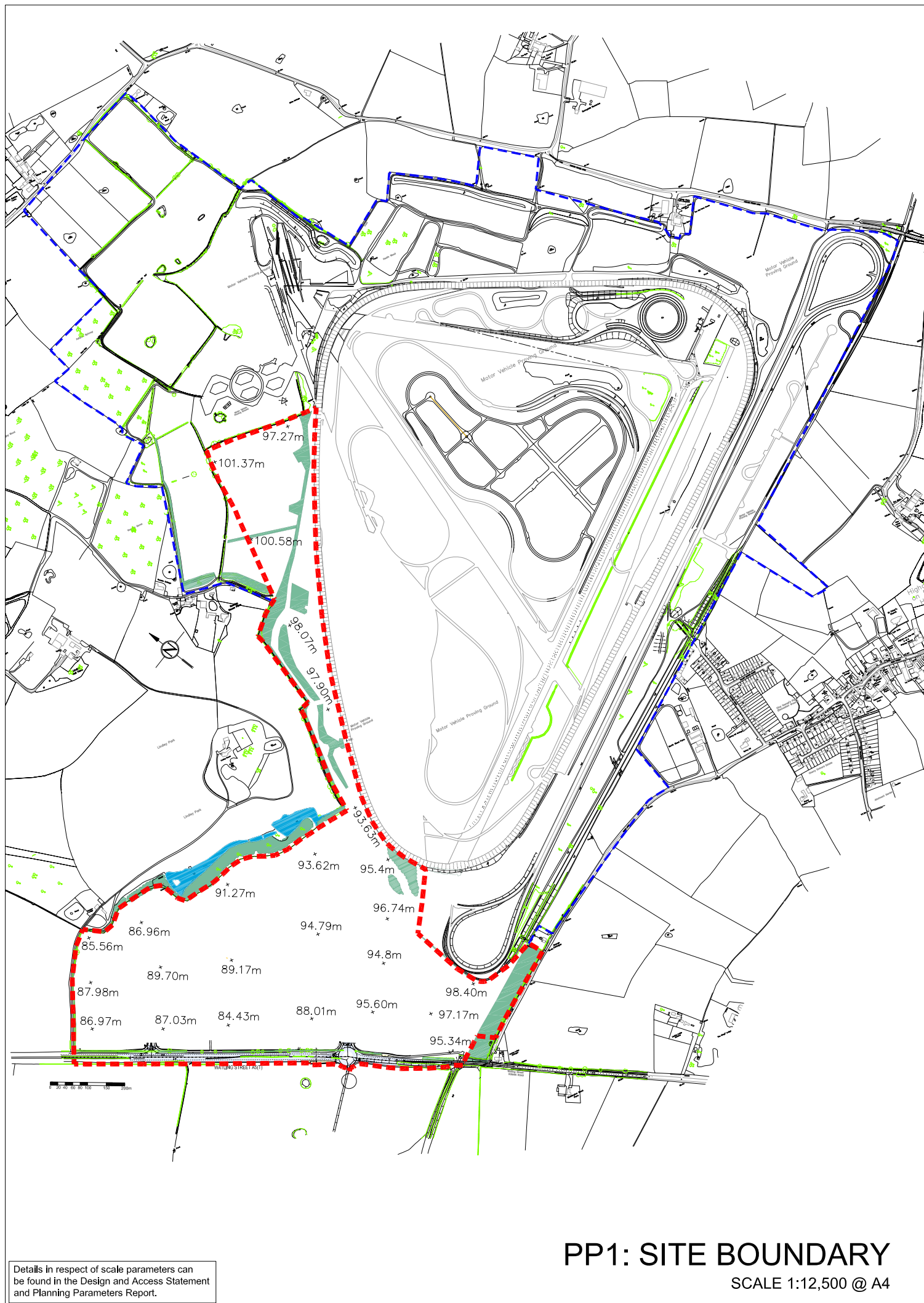
Use	Area	Rate
Class A1 local retail facilities	500 sq m	1/30 sq m
Class A3 restaurants	1,000 sq m	1/30 sq m
D2 leisure	1,000 sq m	1/22 sq m

Parameter Plan P05 – Landscape Framework

- 2.25 This plan identifies areas of strategic landscape and open space.
- 2.26 The landscaped edge of the site to the A5 frontage provides for a minimum of 10 metres landscaping, comprising planting and mounding.
- 2.27 To the west, the exact form of landscape provision will be governed by the phasing of the development, as detailed in the Landscaping and Visual Impact Assessment. Notwithstanding this, a buffer zone is defined adjacent to the developed land which will remain permanently free from development and which may (dependent upon development phasing) incorporate additional planting if necessary. Within the site, in plot landscaping will provide additional visual buffers.
- 2.28 The plan shows the area in which the linear park which penetrates the development will be located, centred on the gas main crossing the site. The core zone lies immediately adjacent to the gas main, with a minimum width of 25 metres widening to up to 200 metres. The maximum extent of the park on completion will be circa 7.2 hectares.
- 2.29 To maintain the park's role as a wildlife corridor, connectivity will be maintained across it, including where roads cross the area. The plan shows the retention of the water body to the eastern site area which is identified in the ecological assessment as a habitat for great crested newts.
- 2.30 A new water body will be created as part of the MIRA Headquarters development. Whilst the extent of this area is not fixed, its general location is shown on the plan.
- 2.31 Elsewhere the provision of water bodies will be linked to the SUDS strategy which is detailed in the water resources chapter of the ES. The location and extent of these will be defined within each development zone as reserved matters come forward.
- 2.32 Flexible green corridors will be provided to link structural landscape components, as shown on the landscape concept plan. The location and extent of these will be defined within each development zone as reserved matters come forward.

2.33 To the south of the A5, a landscape edge of 2 metres minimum is provided to the south of the widened carriageway.

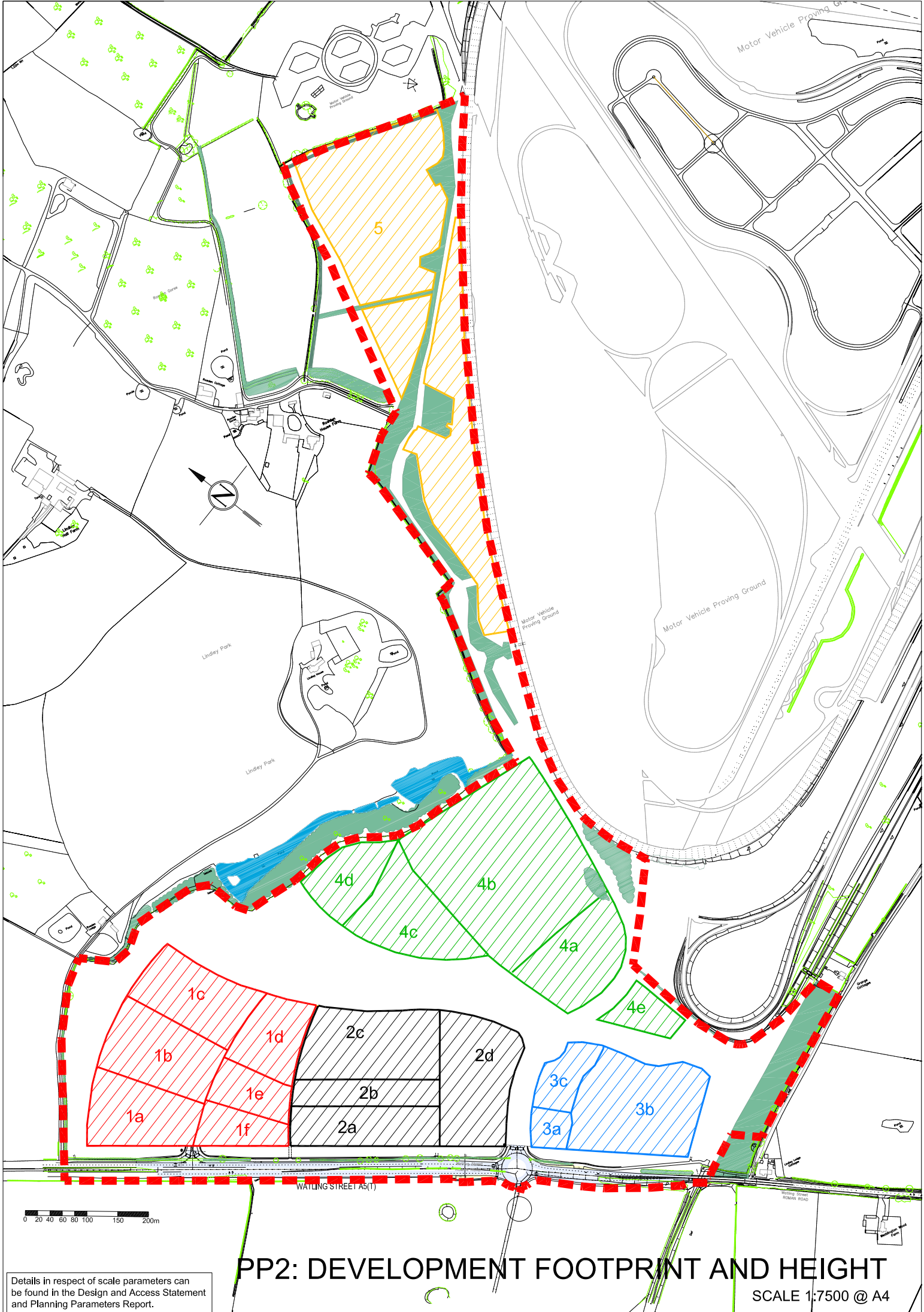
Appendix 1 – Parameter Plans



Details in respect of scale parameters can be found in the Design and Access Statement and Planning Parameters Report.

PP1: SITE BOUNDARY

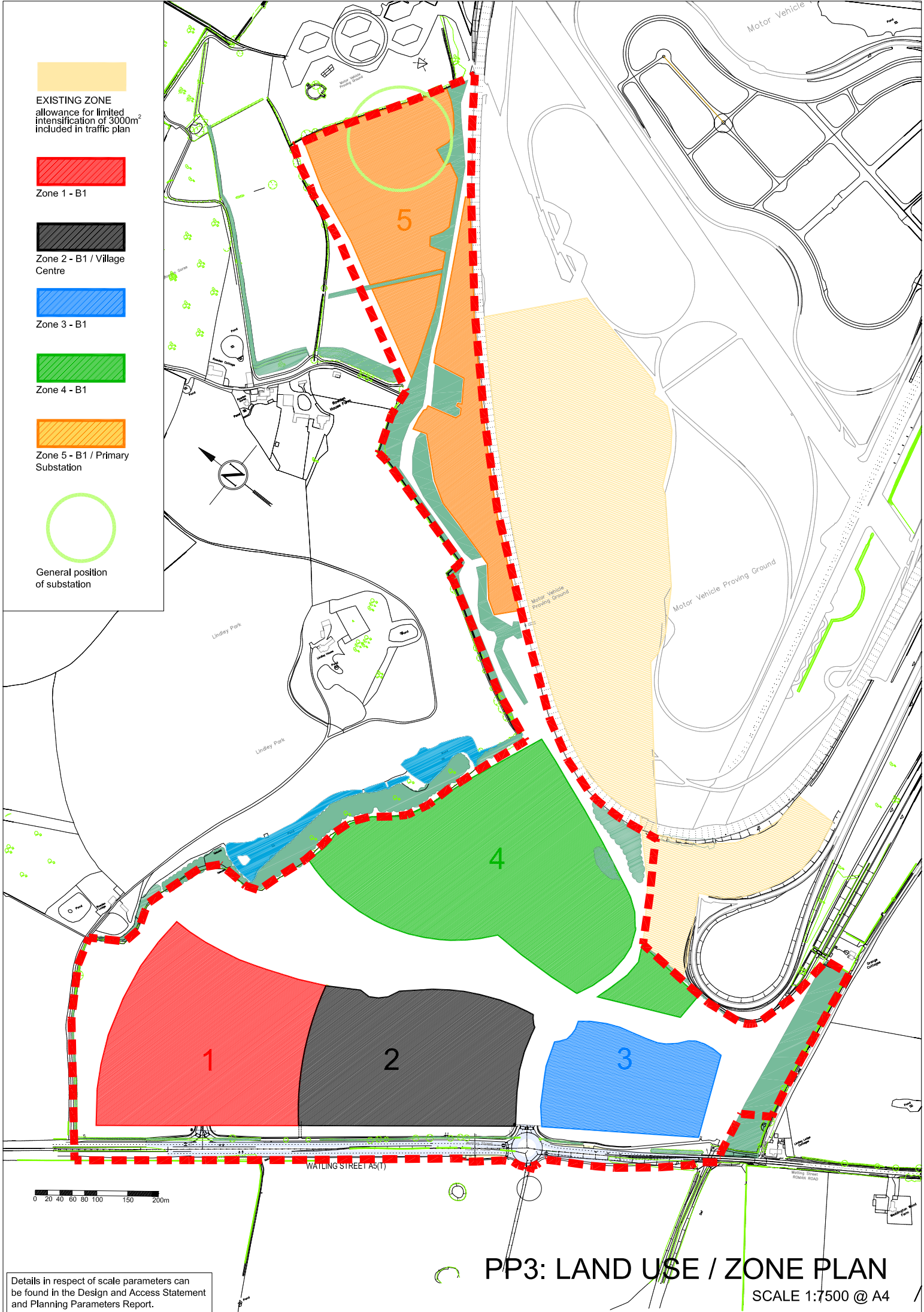
SCALE 1:12,500 @ A4



Details in respect of scale parameters can be found in the Design and Access Statement and Planning Parameters Report.

PP2: DEVELOPMENT FOOTPRINT AND HEIGHT

SCALE 1:7500 @ A4



EXISTING ZONE
allowance for limited
intensification of 3000m²
included in traffic plan



Zone 1 - B1



Zone 2 - B1 / Village
Centre



Zone 3 - B1



Zone 4 - B1



Zone 5 - B1 / Primary
Substation

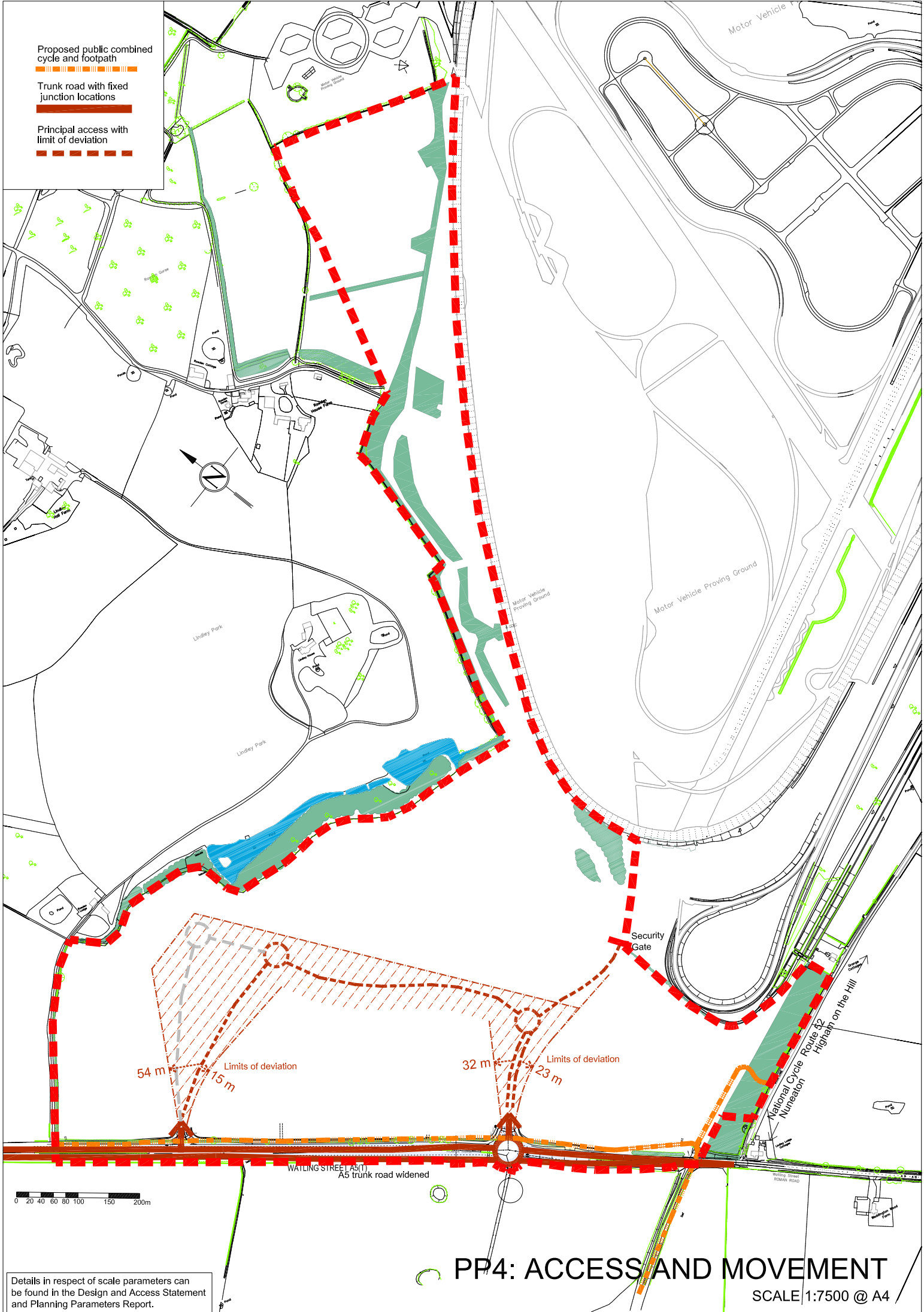


General position
of substation

Details in respect of scale parameters can
be found in the Design and Access Statement
and Planning Parameters Report.

PP3: LAND USE / ZONE PLAN

SCALE 1:7500 @ A4



Proposed public combined cycle and footpath

Trunk road with fixed junction locations

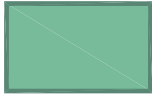
Principal access with limit of deviation

0 20 40 60 80 100 150 200m

Details in respect of scale parameters can be found in the Design and Access Statement and Planning Parameters Report.

PP4: ACCESS AND MOVEMENT

SCALE 1:7500 @ A4



Existing landscaping



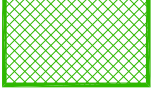
Existing water retained



General location of MIRA water body



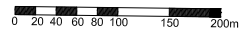
Maximum potential limit of linear park



Buffer zone - no development



A5 landscape edge (10m minimum)



Details in respect of scale parameters can be found in the Design and Access Statement and Planning Parameters Report.

PP5: LANDSCAPE FRAMEWORK

SCALE 1:7500 @ A4

