

3rd October 2023

Our ref: 27220/A5/DMa/GW

By Email only: jeffbrown@northwarks.gov.uk

FAO Jeff Brown
Development Control Service
The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

Dear Mr Brown,

LAND ADJACENT TO MIRA TECHNOLOGY PARK, CALDECOTE, WARWICKSHIRE, CV10 0TS
APPLICATION REF. PAP/2022/0423

We write on behalf of the Applicant, ERI MTP Ltd, in order to update the above application in regard to transport modelling, proposed junction design and the submitted parameter plans. This follows public and statutory consultation and engagement with local stakeholders.

Background

An outline planning application for the extension of MIRA Technology Park was validated in September 2022 to North Warwickshire Borough Council. The description of development is as follows:

‘Outline planning permission for extension of MIRA Technology Park to comprise employment use (Class B2); associated office and service areas (Class E(g)); storage (Class B8); new spine road; car parking, landscaping and enabling works – all matters reserved’

Following the responses received during the public and statutory consultation and engagement with local stakeholders and statutory consultees, the Applicant team seeks to update the application to provide further information in relation to transport, highways design and changes to the submitted parameter plans. The proposed updates are discussed under the following headings.

Transport Assessment Addendum

A Transport Assessment Addendum (TAA) has been prepared to respond to the consultation responses received from National Highways (NH) on 12th October 2022, Warwickshire County Council Highways (WCC) via virtual meeting on 24th October and 4th November 2022, Leicestershire County Council Highways (LCC) on 21st October 2022 and engagement with local stakeholders. A virtual meeting to discuss the NH, WCC and LCC comments further was undertaken on 13th December 2022.

The TAA provides responses and information on further traffic modelling, proposed updates to junction designs and confirmation of sustainable transport improvements for public transport, pedestrians and cyclists.

The updated junction designs include new proposals to make the A5 junctions at Woodford Lane and Drayton Lane “left in left out” (LILO) junctions only and proposals for the northern section of Weddington Lane to be downgraded and stopped off at Caldecote. The proposed LILO junctions at Woodford Lane and Drayton Lane are intended to be safer and prevent “rat running” through Fenny Drayton village. The proposed closure of the northern section of Weddington Lane will prevent vehicular traffic using the old A444 route past Caldecote and force traffic to use the rerouting of the A444 through the MIRA South Site onto the A5 (and vice versa), which will improve the amenity of Caldecote village.

Parameters Plan Update

The submitted parameter plan (Rev L) has been updated to reflect a proposed new safeguarded area to the northeast of the village hall of Caldecote. The safeguarded area ensures that no building over 10m can be developed within 150m of the village hall in order to further protect the setting of the Caldecote Conservation Area and the amenity of the residential properties adjacent to the village hall.

In order to address concerns from the Ramblers Association and WCC Rights of Way Team, the updated plans also reflect a diversion of footpath AE189 to solely within the MIRA South Site boundary and enable the route to be classed as a Public Right of Way. This update replaces former proposals to divert footpath AE189 via Weddington Walk, which does not benefit from Public Right of Way status.

Submission Documents

As such, in addition to this covering letter, the following documents are submitted in order to update the current outline planning application:

- Transport Assessment Addendum (Rev A), prepared by Milestone Transport Planning; and
- Parameter Plans (ref. 21092-SGP-XX-00-DR-A-111003 Rev L), prepared by SGP Architects + Masterplanners.

We look forward to confirmation of receipt. Please do not hesitate to contact the writer with any queries.

Yours faithfully,



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