

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 Growth, Environment & Transport.

APPLICATION DETAILS

Planning Application Number: 22/00882/OUT

Highway Reference Number: 2022/0882/04/H/R6

Application Address: Land Adjacent Mira Technology Park Caldecote Warwickshire CV10 0TS

Application Type: Outline

Description of Application: Re-consultation. Outline planning application (all matters reserved) for extension of MIRA

Technology Park to comprise employment use (Class B2); associated office and service uses (Class E g); storage (Class B8); new spine road; car parking, landscaping and enabling works

GENERAL DETAILS

Planning Case Officer: Christopher Brown

Applicant: ERI MTP Limited

County Councillor: Market Bosworth ED - Joshua Melen CC

Parish:

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 Policy TR6(4) of the National Planning Policy Framework (2026), subject to the conditions outlined in this report.

Advice to Local Planning Authority

Leicestershire County Council (LCC) in its role as Local Highway Authority (LHA) has been reconsulted by the neighbouring Local Planning Authority (LPA), Hinckley and Bosworth Borough Council (HBBC) on an outline planning application for the extension of the MIRA Technology Park. The development site itself is located in Warwickshire to the south of the A5 Watling Street, but close to the county boundary with Leicestershire.

The LHA previously advised approval subject to conditions on 29th November 2024, 21st February 2025, 4th June 2025, 3rd July 2026 and 15th July 2026.

The LPA has re-consulted by the LHA on the basis of the following documents:

- Ladders Solicitors LLP letter to HBBC dated 10th July 2026 on behalf of Extra Room Self Storage (ERSS) & Drayton Grange Farm;

- Ladders Solicitors LLP letter to HBBC dated 12th August 2026 on behalf of Extra Room Self Storage (ERSS) & Drayton Grange Farm; and
- NWS planning email to HBBC dated 17th July 2026 on behalf of the Applicant.

The LHA notes the above documents, however it remains the case that the LHA can only consider proposals that are submitted by the Applicant and as previously advised, it considers that the Applicant's left-in left-out scheme is acceptable. For the avoidance of doubt, the LHA has not considered the technical detail of the third-party signal scheme as it has not been submitted as part of the application by the Applicant and therefore the impact of any such signal scheme on the local road network remains unknown. Notwithstanding this, the LHA also does not deem any assessment of a signalised junction to be necessary given that an acceptable scheme (left in / left out) has been proposed by the Applicant.

On this basis, the LHA stands by its previous advice of approval subject to conditions.

Conditions

1. Prior to the commencement of the development, a detailed Construction Environmental Management Plan (CEMP) shall be submitted to, and approval in writing by, the Local Planning Authority in consultation with Leicestershire County Council, Warwickshire County Council and National Highways, and shall include:

- A Construction Traffic Management Plan (CTMP) including construction phasing
- HGV routing plans
- Construction traffic arrival and departure times
- Delivery times to avoid peak traffic hours
- Parking and delivery arrangements
- Wheel cleansing and dust control measures
- Material storage locations
- Clear and detailed measures to prevent debris, mud and detritus being distributed onto the SRN
- Assurance that all construction vehicles exit the site in a forward gear

Thereafter, all construction activity in respect of the development shall be undertaken in full accordance with such approved details unless otherwise approved in writing by the Local Planning Authority

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. Prior to the occupation of any built development hereby permitted, the scheme of works to improve highways access as shown in general accordance with drawings ref:

- 17059/GA/02 (Proposed A5 - A444 Link Road and Off-Site Mitigation)
- 17059/GA/08 (Proposed A5 - A444 Link Road and Off-Site Mitigation)
- 17059/GA/10 (A5 Watling Street / Higham Lane and Nuneaton Lane Mitigation)
- 17059/GA/13 (A5 Watling Street / Woodford Lane / Drayton Lane Safety Enhancement Scheme)

(or revisions of these drawings as agreed with the planning authority) should be completed and open to traffic, unless otherwise agreed via a phasing plan.

REASON: To mitigate the impact of the development, in the general interests of highway safety and in accordance with the National Planning Policy Framework (2024).

Date Received
14 August 2026

Case Officer
Adrian Whiteman

Reviewer
HH

Date issued
20 August 2026