

## Delegated Report

**Planning Ref:** 23/00303/FUL  
**Applicant:** Horiba MIRA Ltd  
**Ward:** Ambien



Hinckley & Bosworth  
Borough Council

**Site:** Horiba Mira Ltd, Mira Drive, Lindley, Nuneaton

*A Borough to be proud of*

**Proposal:** Extension to existing workshop

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### 1. Recommendations

#### 1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

### 2. Planning Application Description

2.1. This proposal seeks to extend of the existing crash test workshop facility at the Technology Park. The proposed extension will be used for the performance testing of vehicles and enable two moving objects to collide under test conditions, compared to the existing capability to perform single moving object collisions, ensuring the laboratory meets new legislation for vehicle testing.

2.2. The existing building will be extended to the west and north, creating two single-storey extensions creating 1,008sqm of additional floorspace. The western extension will be approximately 75m long by 22m wide and form an acceleration lane, whilst the northern extension will be approximately 7m wide and 10m long and will provide amenity area, additional run off space and area for new plant equipment. Building heights will be 7m high to the ridge line with varying eaves heights with the differing widths of the extension. Roof lights will be installed to allow light.

2.3. The design of the extension is contemporary and will reflect the appearance of the surrounding buildings within MIRA. It will be constructed of a steel portal frame with an external finish of cladding finished in "goosewing grey", with anthracite grey doors and rainwater goods.

### 3. Description of the Site and Surrounding Area

3.1. Horiba Mira and its associated grounds are located on Watling Street (A5), between the villages of Higham on the Hill and Fenny Drayton, with the A5 to the south. The Horiba Mira site covers almost 3 square kilometres. The application site comprises an area of land adjacent to the A5, within the curtilage of the designated Mira Enterprise Zone. The site lies between existing workshops of a similar design and scale.

3.2. Located on the southern portion of the wider MIRA site, the Application Site comprises grassland and hardstanding and is located adjacent to the existing single-storey crash test workshop facility (2,319sqm floorspace) which enables single moving object collisions under test conditions. The crash test facility is bounded by existing workshop buildings for the test facility.

### 4. Relevant Planning History

4.1. The site has a vast comprehensive planning history, however the applications most relevant in this case are:-

|              |                                                   |                  |            |
|--------------|---------------------------------------------------|------------------|------------|
| 11/00360/OUT | Business Technology campus comprising replacement | Outline Planning | 09.03.2012 |
|--------------|---------------------------------------------------|------------------|------------|

|              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |            |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
|              | MIRA headquarters, office, research and manufacturing Facilities, hotel and local facilities including retail/cafe/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 (outline: access only ) (cross boundary application with north Warwickshire Borough Council) (Departure from the Development Plan) (EIA Development) | Consent    |            |
| 16/00277/FUL | Erection of laboratory / workshop and office building (Use Class B1b)                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Permission | 30.09.2016 |
| 16/00467/FUL | Erection of storage building with 1 modular cabin on side elevation and a concrete apron to the front                                                                                                                                                                                                                                                                                                                                                                                                                                             | Permission | 23.08.2016 |
| 16/00947/FUL | New laboratory workshop, with associated service yard, car parking and landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Permission | 22.12.2016 |
| 16/01076/FUL | New research and development workshop                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Permission | 23.01.2017 |
| 17/00242/FUL | Erection of two workshop and office buildings (Use Class B1 (b)) including car parking and landscape                                                                                                                                                                                                                                                                                                                                                                                                                                              | Permission | 20.10.2017 |
| 17/00317/FUL | New research and development building                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Permission | 20/06/2017 |

## **5. Publicity**

- 5.1. A site notice was also posted within the vicinity of the site. There are no neighbours in the vicinity of the site.
- 5.2. No comments received.

## **6. Consultation**

- 6.1. No objection have been received from:-  
Leicestershire County Council (Highways)  
HBBC Environmental Health

HBBC Waste  
HBBC Drainage  
LCC Archaeology (subject to a condition)  
LCC Ecology  
LCC Drainage (subject to conditions)

- 6.2. No comments received from Higham on the Hill Parish Council or HBBC Regeneration.

## **7. Policy**

### **7.1. Site Allocations and Development Management Policies DPD (2016)**

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement and Biodiversity and Geological Interest
- Policy DM7: Preventing Pollution and Flooding
- Policy DM10: Development and Design
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highway Design
- Policy DM18: Vehicle and Parking Standards
- Policy DM19: Existing Employment Sites

### **7.2. National Planning Policies and Guidance**

- National Planning Policy Framework (NPPF) (2012)
- Planning Practice Guidance (PPG)

## **8. Appraisal**

### **8.1. Key Issues**

- Assessment against strategic planning policies
- Impact upon the character of the area
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Impact upon ecology
- Flooding and drainage
- Archaeology

#### Assessment against strategic planning policies

- 8.2. This site is an allocated employment site HIG17, within the Site Allocations and Development Management Policies (SADMP) and therefore the principle of employment development in an allocated employment site is considered sustainable and in accordance with Policy DM19 of the SADMP.

#### Impact upon the character of the area

- 8.3. 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.
- 8.4. Policy DM4 of the SADMP supports certain forms of development in the countryside. The proposed new building would form part of the existing built-up development as part of the existing employment site of MIRA and as such would not harm the character of the countryside or immediate area as discussed below.

The proposal would also contribute to economic growth and job creation in accordance with Policy DM4.

- 8.5. The design of the building is simplistic and by virtue of the proposed style and palette of materials would appear contemporary and in keeping with surrounding buildings. The proposed footprint and scale of the extension is similar to the neighbouring buildings and existing building, and would not appear out of keeping in terms of its design and scale. Due of the scale, choice of materials and siting of the building, the proposal would complement the character of the immediate area.
- 8.6. Landscaping is not proposed as part of this application; however, the proposal is sited around existing buildings with existing landscaping around the site. Therefore, the proposal would be screened from the countryside.
- 8.7. Overall, the proposal results in an appropriate design which is considered to be in accordance with Policy DM4 and DM10 of the SADMP.

Impact upon neighbouring residential amenity

- 8.8. Policy DM10 of the adopted SAMP seeks to ensure that development does not adversely affect the privacy and amenity of neighbouring properties.
- 8.9. Due to the location of the proposal within the centre of the site, there are no residential dwellings in the vicinity. Therefore, the proposed building would not have any impact upon residential amenity and is in accordance with Policy DM10.

Impact upon highway safety

- 8.10. Policy DM17 and DM18 of the SADMP states that proposals ensure that there is adequate provision for on and off-street parking for residents and visitors and there is no impact upon highway safety.
- 8.11. The site will be accessed by an existing access to the wider MIRA site, and the proposed extension would not lead to an intensification of this access or the associated parking area. Furthermore, Leicestershire County Council (Highways) raises no objection to the proposal.
- 8.12. For the reasons outlined above, the proposal is considered to be in accordance with Policies DM17 and DM18 of the SADMP.

Impact upon ecology

- 8.13. Policy DM6 of the SADMP states that developments must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. On-site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term.
- 8.14. The proposed development takes place on existing hardstanding and the existing building has already been demolished, therefore any required ecological mitigation cannot be achieved. The replacement building would have no adverse impact on the biodiversity gains of the site.
- 8.15. Therefore, the development would be in accordance with Policy DM6 of the adopted SADMP.

Flooding and drainage

- 8.16. Policy DM7 of the SADMP seeks to prevent development from resulting in adverse impacts on flooding by ensuring that development does not create or exacerbate flooding.

- 8.17. The initial response from LCC Drainage highlighted that an ordinary watercourse is proposed to be culverted beneath the proposed extension. In this case, as there appears to be a flood risk associated with the ditch, LCC Drainage indicated that culverting this will likely increase flood risk.
- 8.18. As such, the LLFA requested consideration of flood risk be submitted which addresses this risk and proposes adequate mitigation (i.e. rerouting flows around the extension or other suitable mitigation). The LLFA notes that a 600mm surface water sewer currently exists where the extension is proposed, if the ditch is to be rerouted around the proposed extension there may be the opportunity to integrate this existing culvert. This assessment should also demonstrate how the proposals will drain within increasing existing flood risk.
- 8.19. Following further discussions between the applicant and the submission of further information and modelling, the LLFA, there is an agreement that the proposal is acceptable subject to conditions. On this basis, the proposal is considered to lead to no risk of flooding and drainage issues subject to conditions and in accordance with Policy DM7 of the SADMP.

#### Archaeology

- 8.20. Policy DM13 of the Site Allocations and Development Management Policies seeks to preserve the borough's archaeology. Where a proposal has the potential to impact a site of archaeological interest, applications should be accompanied by an appropriate desk-based assessment and, where applicable, the results of a field evaluation detailing the significance of any affected asset.
- 8.21. County Archaeology have stated that whilst the current results are sufficient to support the planning decision, further post-determination trial trenching will be required in order to define the full extent and character of the necessary archaeological mitigation programme. This has been included as a planning condition below and subject to compliance the proposal would accord with Policy DM13 of the SADMP.

### **9. Equality Implications**

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
  - (1) A public authority must, in the exercise of its functions, have due regard to the need to:
    - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
    - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
    - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3. There are no known equality implications arising directly from this development.

### **10. Conclusion**

- 10.1. The application is in response to on-going improvements, expansion and modernisation of a locally significant and allocated employment site, the development of which in principle is beneficial to both the local and wider economy.

The extension would complement the existing and surrounding built form and is reflective of the wider surrounding built form. 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. It is considered that the proposal would not have any adverse impact upon ecology, drainage or the amenity of neighbouring residential occupiers. The proposal is therefore in accordance with Policy DM1, DM4, DM6, DM7 DM10, DM17, DM18 and DM19 and is therefore recommended for approval subject to conditions.

## **11. Recommendation**

### **11.1. Grant planning permission** subject to:

- Planning conditions outlined at the end of this report.

### **11.2. Conditions and Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**Reason:** To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

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

- Proposed Site Location Plan - Project No. 2023-001-FE - Dwg. No. 2023-001-FE-SK-02 (Received 08/09/23)
- Proposed Site Plan - Project No. 2023-001-FE - Dwg. No. 2023-001-FE-SK-01
- Proposed Elevations - Project No. 2023-001-FE, Dwg. No. 1228475/SK/02
- Proposed ground floor plan - Project No. 2023-001-FE, Dwg. No. 1228475/SK/01

**Reason:** To ensure a satisfactory appearance and impact of the development to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies DPD.

3. The materials to be used on the external elevations of the proposed building shall accord with the approved elevations drawing (Dwg. No. 1228475/SK/02) and details on the application particulars.

**Reason:** To ensure that the development has a satisfactory external appearance to accord with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document.

4. No demolition/development shall take place/commence until the necessary programme of archaeological work has been completed. The programme will commence with an initial phase of trial trenching to inform a final archaeological mitigation scheme. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed mitigation WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in

accordance with the programme set out in the WSI.

**Reason:** To ensure satisfactory archaeological investigation, recording, dissemination and archiving in accordance with Policies DM11, DM12 and DM13 of the Site Allocations and Development Management Policies Development Plan Document.

5. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.

**Reason:** To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document.

6. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

**Reason:** To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document.

7. No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

**Reason:** To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development in accordance with Policy DM7 of the adopted Site Allocations and Development Management Policies Development Plan Document.

8. The development hereby permitted shall be carried out in strict accordance with the recommendations outlined in the submitted Ecological Walkover Survey (Middlemarch, received 28<sup>th</sup> March 2023). The mitigation and enhancement measures shall be thereafter maintained in perpetuity.

**Reason:** To ensure the protection of species and their habitats in accordance with Policies DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

## **Informatives**

1. The approved development may require Building Regulations

Approval, for further information please contact the Building Control team via e-mail at [buildingcontrol@hinckley-bosworth.gov.uk](mailto:buildingcontrol@hinckley-bosworth.gov.uk) or call 01455 238141.

2. The Written Scheme of Investigation (WSI) must be prepared by an archaeological contractor acceptable to the Planning Authority. To demonstrate that the implementation of this written scheme of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.
3. In accordance with best practice guidance relating to lighting and biodiversity (Miles et al, 20183 ; Gunnell et al, 20124 ), any new or temporary lighting should be carefully designed to minimise potential disturbance and fragmentation impacts on sensitive receptors, such as bat species. Examples of good practice include:
  - Avoiding the installation of new lighting in proximity to key ecological features, such as hedgerows.
  - Using modern LED fittings rather than metal halide or sodium fittings, as modern LEDs emit negligible UV radiation.
  - The use of directional lighting to reduce light spill, e.g. by installing bespoke fittings or using hoods or shields. For example, downlighting can be used to illuminate features such as footpaths whilst reducing the horizontal and vertical spill of light.
  - Where the use of bollard lighting is proposed, columns should be designed to reduce horizontal light spill.
  - Implementing controls to ensure lighting is only active when needed, e.g. the use of timers or motion sensors.
  - Use of floor surface materials with low reflective quality. This will ensure that bats using the site and surrounding area are not affected by reflected illumination.
4. The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations. Full details for the drainage proposal should be supplied including, but not limited to; construction details, cross sections, long sections, headwall details, pipe protection details (e.g. trash screens), and full modelled scenarios for event durations up to the 24 hour (or longer where required) for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods with results ideally showing critical details only for each return period.
5. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various

construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

6. Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system. For commercial properties (where relevant), this should also include procedures that must be implemented in the event of pollution incidents.