



# MIRA TECHNOLOGY PARK SOUTH SITE

REFERENCE: PAP/2022/0403

Committee Date: 5th February 2024



**In August 2022, ERI MTP Limited submitted a planning application for development of Mira Technology Park South Site.**

**The application presents a unique opportunity to deliver new high-quality employment space, together with accesses, a new link road, landscaping, sustainable drainage and associated infrastructure.**





# A QUICK REMINDER...

Horiba MIRA is the owner of MIRA Technology Park and has entered into a development partnership with Evans Randall Investors (ERI MTP Limited) to develop the new Technology Park.

The proposed development is ***an outline application (with all matters reserved) for a strategic employment development park, together with accesses, new Link Road, landscaping, sustainable drainage, and other associated infrastructure.***

The majority of the site is partly allocated for development within the adopted North Warwickshire Borough Council Local Plan (September 2021)

Site allocation LP39 (Policy E4) allocates part of the site for a minimum of 42ha of employment space.

Acceptable uses, E(g)(ii) (research & development) and B2 use classes, with B8 (warehousing & distribution) uses permissible where ancillary or secondary.

Given the strategic importance of the Site, the development proposals have been prepared to deliver the maximum economic impact and other significant benefits possible. This is to include sustainable transport measures and a significant landscape buffer to the southern and eastern boundaries.





# A HIGHLY STRATEGIC SITE WITHIN THE MIDLANDS ENGINE

The site has the potential to provide advanced manufacturing and high-quality jobs associated with the existing MIRA Technology Park and wider West Midlands engineering ecosystem.

The site comprises four enclosed arable fields located on the outskirts of Nuneaton, to the south of the MIRA Technology Park. It is bounded by the A5 (Watling Street) to the north and the A444 (Weddington Lane) to the south. The site is approximately 500m north-east of the village of Caldecote.



Opportunity to expand the MIRA technology cluster



Deliver employment space for national and global businesses, while providing high-skilled jobs for local people



Provision of advanced manufacturing and large scale facilities currently unavailable at the Technology Park



Strong synergy with MIRA North



Local economic growth and inward investment



Significant highways improvements.



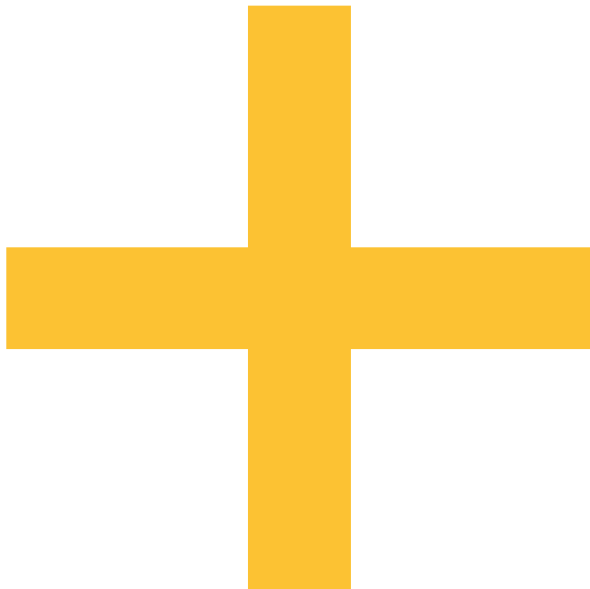


# LOCAL PLAN ALLOCATION VS OUR PROPOSAL

The application proposals have been prepared to conform with Policy E4 and the wider Local Plan strategy which seeks to deliver employment that broadens the employment base, improve employment choices and opportunities for local people.

That said, Policy E4 never anticipated the need to redirect the A444 through the site in order to deliver the wider benefits. This means that the allocated site area cannot deliver the employment space intended within the policy. Policy LP6 however allows additional employment land to come forward where there is an economic case.

The extension of the application site to deliver the intended requirements of Policy E4 is therefore supported by Policy LP6 and ensures c. 40 hectares of employment land is provided.



## North Warwickshire

### Local Plan

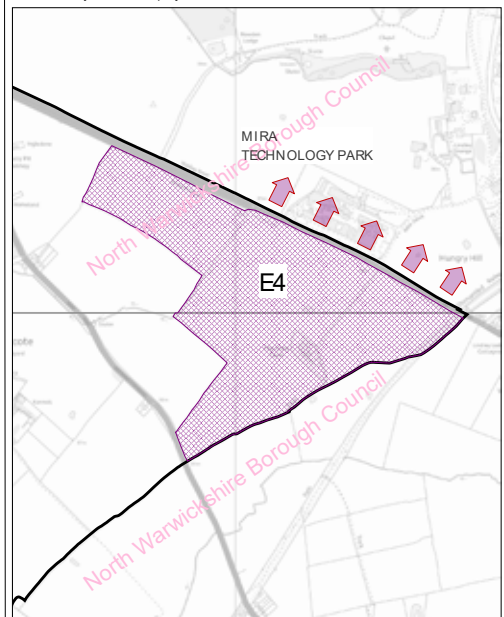
2021



North Warwickshire  
Borough Council

Adopted  
September 2021

Policy LP39 - Employment Site Allocation E4, Land south of A5, MIRA




Date: 01/09/21

Scale: 1:2500

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Ordnance Survey 100017510





The application proposals incorporate a larger site than that allocated in the Local Plan but for the reasons outlined opposite, do not propose any further development than anticipated in Policy E4.

The current application proposals achieve 39 hectares of employment land and accommodates the proposals for diverting the A44 through the site and landscape buffers to the south and south-west.

# + MITIGATION MEASURES

## FLOODING / ATTENUATION

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We have developed a sustainable drainage strategy that seeks to capture surface water within enhanced drains and attenuation basins (with 40% additional capacity to take account of climate change), before discharging to the surrounding water infrastructure at managed rates.



*Illustrative view of a proposed attenuation basin*

## SUSTAINABILITY & BIODIVERSITY

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We have designed a scheme that will deliver energy efficient buildings with the potential for locally generated power (PV) set within a landscaped campus that will deliver enhanced biodiversity, through more species rich habitats and extensive boundary planting. The scheme will also deliver sustainable transport enhancements such as new bus stops and routes, cycle lanes and improved pedestrian linkages.

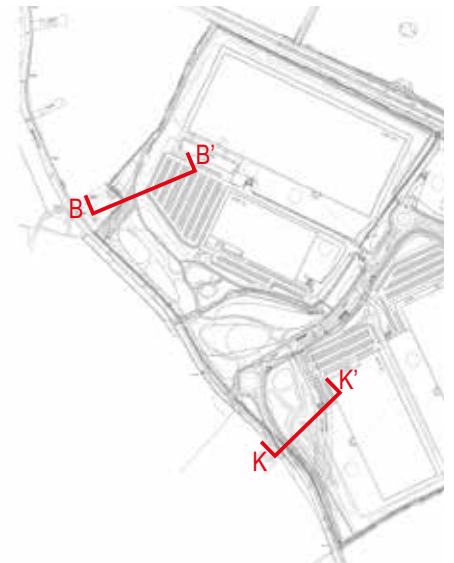




Illustrative bunding areas on proposed masterplan

## RESPECTING THE CONSERVATION AREA AND OUR NEIGHBOURS

We have developed a landscape strategy including bunding to mitigate views of the buildings from Caldecote and the south. Additional areas of safeguard requiring buildings to be no taller than 10 metres have also been incorporated to ensure the development scheme respects the character of the surrounding area and neighbouring amenity.



### CROSS SECTIONS

#### Section B-B'



Private garden

Garden edge

Landscape bund with young woodland establishing

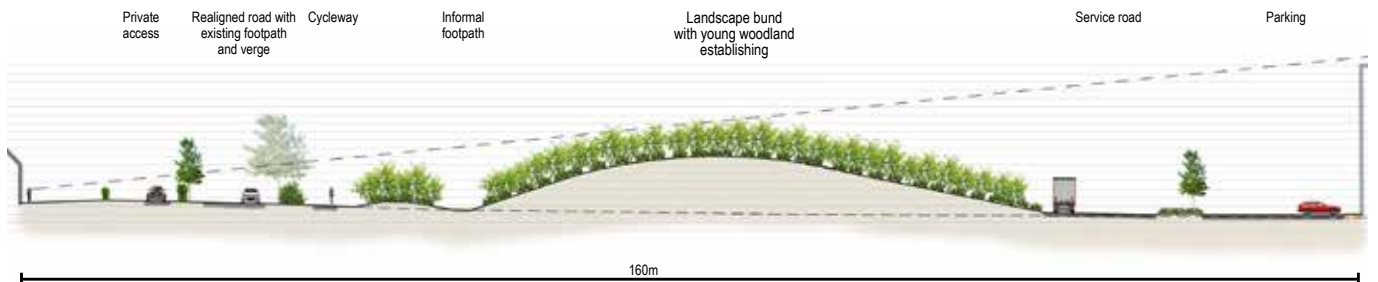
Informal footpath

Parking

Parking

Parking

#### Section K-K'



Private access

Realigned road with existing footpath and verge

Cycleway

Informal footpath

Landscape bund with young woodland establishing

Service road

Parking

160m



# CREATING A WORLD CLASS CENTRE OF EXCELLENCE IN AUTOMOTIVE TECHNOLOGY AND AN OUTSTANDING WORKING ENVIRONMENT

**MIRA Technology Park houses a growing cluster of international engineering companies providing highly skilled jobs for people within the local area and driving economic investment that will last for generations to come. Supporting the community it is located within, not only with job creation but also delivering significant improvements to road infrastructure, public transport links and green travel such as cycle paths.**

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Sustainability is at the heart of the proposed development and new high-performance and energy efficient buildings will ensure the scheme provides low carbon, modern and future-proofed employment space. Located adjacent to the MIRA North Site, the proposed development will support aspirations to create a world class technology cluster and leading UK Enterprise Zone at the heart of the Midlands Engine.







Seven new high-quality flexible employment units



2,500 highly skilled jobs to support local people



Opportunities for apprenticeships



Enhanced landscaping creating a high-quality visual appearance and supporting biodiversity



Circular routes for recreation, fitness and dog walking, an outdoor gym and seating areas



New and enhanced bus routes with bus stops at the northern and southern ends of the site



New cycle routes including a connection to Weddington Walk



Improvements to Redgate Junction



Investment into local services and infrastructure



A sustainable scheme targeting a BREEAM 'Excellent' rating and EPC 'A' rating.



# + THE PARAMETERS

**39.3**  
**Hectares**

Total Net Developable Site Area

Zone 1  
3.6 HA  
Max floorspace: 17,500 m<sup>2</sup>

Zone 30  
13.9 HA  
Max floorspace: 81,250 m<sup>2</sup>

Zone 20  
18.0 HA  
Max floorspace: 96,250 m<sup>2</sup>

**213,500 m<sup>2</sup>**

Total Gross Internal Floor Area



**18m**  
**from FFL to**  
**Ridge (outside**  
**exclusion zones)**

Max Building Height

Zone 10  
 3.8 HA  
 Max floorspace: 18,500 m<sup>2</sup>

**Use Class**  
**- B2 with**  
**secondary E (g)**  
**(i),(ii) and B8**

-  Application boundary
-  Development Zones & parameters
-  Existing hedgerows to be retained
-  Existing hedgerows to be removed
-  Attenuation ponds (indicative subject to detailed design)
-  Entrance gateway features
-  Link Road
-  Link Road & cycle link (limit of deviation)
-  Indicative plot access (subject to detailed layout)
-  Bus stops
-  Cycle route
-  Footways
-  Informal footpaths / trim trail in landscape areas
-  Zone for parking, circulation, servicing and ancillary structures, max height of any structure 10m.
-  Existing PROW to be closed
-  Existing PROW to be diverted
-  Existing PROW to be retained
-  Ecological Zone (biodiversity area with limited public access)
-  Amenity Park (accessible to park occupiers and the local community - seating areas, trim trail, outdoor gym)



# AN INDICATIVE MASTERPLAN OF THE PROPOSED DEVELOPMENT





## MASTERPLAN COMPONENTS

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- 01 New access from existing A5 roundabout;
- 02 New roundabout and access from A444;
- 03 Redirected A444 to provide new spine road;
- 04 Proposed bus stop location;
- 05 New Country Park accessible to all;
- 06 Extensive woodland planting to site perimeter;
- 07 Drainage attenuation and wildlife ponds;
- 08 Entrance feature ponds and gateway landscape;
- 09 Trim trail;
- 10 Informal footpaths;
- 11 Pedestrian and cycle link to Weddington Walk giving access to MIRA North;
- 12 New cycle link along the A444 linking into Weddington Walk;
- 13 New / enhanced footpath link to Caldecote;
- 14 Improved Redgate Island.



# SIGNIFICANT TRANSPORT IMPROVEMENTS IN RESPONSE TO FEEDBACK



## Funding of safety enhancement strategy along the A5 and public transport improvements

The S106 agreement will secure funding for safety improvements to the A5 at Woodford Lane and Drayton Lane as well as infrastructure improvements at Higham roundabout and more than £1m towards public transport



## Redgate Junction Improvements

Significant investment will be made into the highway network to redevelop the Redgate Junction, which will be upgraded to provide a 4-arm roundabout. This will deliver significant additional capacity on all approaches that will reduce existing issues of queuing and delays.

## PROPOSED VIEW FROM THE A5, SHOWING MIRA NORTH AND MIRA SOUTH AND THE NEW LINK ROAD

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### **A5-A444 Spine Road Link**

The two external vehicular accesses to the site will be connected by a new, adoptable link road. Creating a new connection between the A5 and A444.

The link road will have grass verges, footpath and cycleways and extensive tree and shrub planting to create a green ribbon running north to south through the development.



### **Weddington Lane to be downgraded and stopped off at Caldecote**

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.



**PROPOSED ILLUSTRATIVE VIEW OF  
NEW COUNTRY PARK FROM THE SOUTH**

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# COMMUNITY ENGAGEMENT AND CONSULTATION

The final scheme is the outcome of pre-application discussions with planning and design officers, and consultation with key stakeholders and the local community. Two stages of public consultation were held with the local community (March and July 2022) to obtain thoughts, feedback and suggestions about the proposals.



**42**

people signed up  
to the mailing list  
for project updates



**2,797**

unique visitors to the  
consultation website



**498**

letters and flyers  
sent to the local  
community



 **50**

feedback forms received

 **28**

attendees at the face-to-face residents' meeting

 **6**

one-to-one meetings

 **47**

attendees to the live online public webinars



## RESPONSE TO FEEDBACK...

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Revised site layout



Alteration to unit sizes



Enhanced landscaping



Re-development of Redgate junction



Repositioning of footpaths and walkways



Country Park expansion



Re-design of the A444



Downgrading of Weddington Lane and stopping off at Caldecote



Diversion of footpath AE189



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