

**FURTHER SUPPLEMENTARY REPORT for Planning and Development Board –
3 Feb 2025**

PAP/2022/0423

Land to the south of Watling Street, Caldecote, CV10 0TS

Outline planning permission for extension to MIRA Technology Park to comprise employment use (Class B2); associated office and service uses (Class E (g)), storage (B8), new spine road, car parking, landscaping and enabling work for

ERI MTP Ltd

1. Introduction

- 1.1 This report provides a further update on this planning application since publication of the main report on 24 January and a Supplementary Report published on 31 January.
- 1.2 That last report recommended that a determination be deferred until the March Board meeting in order to await the final comments from National Highways.
- 1.3 The Regional Director of National Highways has now responded. This is at **Appendix A**.

2. Observations

- 2.1 The response at Appendix A confirms that National Highways has “rigorously reviewed the information submitted by the applicant and are content with their proposals”. As such, within a planning context, this confirms that there would be no highway reason of refusal to be recommended for the applicant’s proposals.
- 2.2 The applicant has confirmed that he is not amending his proposal any further.
- 2.3 As a consequence, the objector’s alternative option for the Drayton Lane junction is not to be considered as part of the current application. As can be seen from **Appendix A** and from the first Supplementary Report, National Highways does have concerns about this option. However, as National Highways has confirmed its position on the applicant’s proposals, consideration of this option does not arise.
- 2.4 The recommendation to the Board is thus amended as below.
- 2.5 A copy of this further report has been forwarded to the objector.

Recommendation

That planning permission be granted subject to the conditions as already reported to the January 2025 Board and to completion of a Section 106 Agreement based on the matters included in the Officer Report to that same meeting.

APPENDIX A

From: Victoria Lazenby <Victoria.Lazenby@nationalhighways.co.uk>

Sent: 03 February 2025 12:07

To: Steve Maxey <SteveMaxey@NorthWarks.gov.uk>

Cc: Russell Gray <Russell.Gray@nationalhighways.co.uk>

Subject: RE: 24316 Technical Note on Signalisation Proposal - Planning Application: PAP/2022/0423
Ref Ladders Solicitors:MA:EXT00001/00014

Caution: Warning external email

Hi Steve

As discussed, for clarity, the review Russell notes below will not change our response to the planning application consultation. We are rigorously reviewed the information submitted by the applicant and are content with their proposals, as set out in our final response to the planning application consultation.

We commenced the review as were advised that NWBC officers required this but it is not necessary from a National Highways perspective.

I understand that this is now not required by NWBC, therefore we won't progress any further with this.

Hopefully this resolves the situation, should you require anything further then please do get in contact with either Russell or myself.

Kind regards
Tori

Victoria (Tori) Lazenby

Regional Director, Midlands Operations

National Highways | The Cube | 199 Wharfside Street | Birmingham | B1 1RN

Email: Victoria.Lazenby@nationalhighways.co.uk

From: Russell Gray <Russell.Gray@nationalhighways.co.uk>

Sent: 31 January 2025 11:44

To: Jeff Brown <JeffBrown@NorthWarks.gov.uk>; Adrian Whiteman

<Adrian.Whiteman@leics.gov.uk>; Dave Pilcher <davepilcher@warwickshire.gov.uk>

Subject: RE: 24316 Technical Note on Signalisation Proposal - Planning Application: PAP/2022/0423
Ref Ladders Solicitors:MA:EXT00001/00014

Caution: Warning external email

Good morning Jeff,

Following a conversation with our signals engineering specialists yesterday, they have informed me that the complete evaluation and formal response to the objectors Technical Note will not be completed until late next week, having received the TN on the afternoon of 20 January. National Highways is also giving consideration to the response to the TN provided by Milestone provided to us on the morning of 22 January. Aware of your need to submit to members before committee, it has been agreed for me to provide you with a 'headline' position from our engineers that you can relay to members.

Having begun review of the DTA Technical Note, it is apparent that there are a number of deficiencies within the design and model assumptions, some of which appear to have been highlighted within the Milestone review of the TN. Therefore revision of the design and model corrections within the TN would be required before the outputs could be validated by National Highways. Conclusions drawn from the current iteration of the drawings and model within the current TN are likely to be inaccurate.

National Highways is undertaking review of objector proposed mitigation at the request of North Warwickshire Borough Council at cost to the public purse, having already supplied the Council with our formal recommendation as a statutory consultee that a suitable highway mitigation has been identified by the applicant.

Kind regards,

**Russell Gray, Spatial Planner
Operations Directorate (Midlands)**

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