

Our Ref. PD14503

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Development Management (Planning)
Hinckley and Bosworth Borough Council
Hinckley Hub
Rugby Road
Leicestershire
LE10 0FR

3 September 2025

Dear Sir / Madam,

**PARTIAL DISCHARGE OF CONDITION 18 (ARCHAEOLOGY) ATTACHED TO PLANNING PERMISSION
REFERENCE 23/01023/HYB****LAND EAST OF STRETTON CROFT, WOLVEY ROAD, BURBAGE, LEICESTERSHIRE****PLANNING PORTAL REFERENCE: PP-14203930**

We act for Welcome Break Group Limited ('The Applicant'). On behalf of the 'Applicant', we submit an application to discharge Condition 18 of planning permission reference 23/01023/HYB which allowed for the development of a Motorway Service Area at land east of Stretton Croft, Wolvey Road Burbage, Leicester ('the Site'), granted on 9 June 2025.

Condition 18 requires the programme of archaeological work to be completed, including a written scheme of investigation, prior to the commencement of any demolition or development, to be approved in writing by the Local Planning Authority. This is in the interest of ensuring satisfactory archaeological investigation, recording, dissemination and archiving.

This application is comprised of the following information:

- Application form and ownership notification;
- Covering letter, prepared by Montagu Evans (i.e. this letter); and
- Geophysical Survey and Archaeological Evaluation Written Scheme of Investigation, prepared by AOC Archaeology.

The application has been submitted via the online Planning Portal (reference PP-14203930). In line with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2023, as amended, the statutory planning application fee has been calculated as £385 (including a £85 service charge), which has been paid via the online payment portal.

BACKGROUND

On 9 June 2025, full planning permission was granted subject to conditions and a legal agreement for the development of a motorway service area at land east of Stretton Croft, Wolvey Road, Burbage, Leicester comprising:

“Construction of motorway service area comprising vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, Main PFS / Services building, drive thru unit, EV charging spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls at south/western boundary fronting the M69 (Cross boundary application with Rugby Borough Council)”.

CONDITION 18

Condition 18 pursuant to planning permission reference 23/01023/HYB states that:

“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

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

o The programme for post-investigation assessment and subsequent analysis, publication and 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 Policy DM13 of the Site Allocations and Development Management Policies Development Plan Document (2016).

PARTIAL DISCHARGE OF CONDITION 18

In support of the partial discharge of Condition 18, a Geophysical Survey and Archaeological Evaluation Written Scheme of Investigation (WSI), prepared by AOC Archaeology, is submitted. This document outlines the archaeological and historical background of the Site, and outlines the scope of works that will inform the archaeological mitigation strategy including the use of trial trenching.

Further, the WSI outlines the actions that will be taken if unexpected significant or complex discoveries are made during the WSI works and establishes that an appropriate mitigation strategy will be formulated based on the results of the geophysical survey and evaluation. Detailed methodology of how the WSI works will be undertaken is included within the submitted document.

CLOSING REMARKS

We trust that the above is satisfactory and that you can register and progress the application to partially discharge Condition 18 attached to planning permission reference 23/01023/HYB.

We will await formal confirmation in this respect. Should you require any further information at this stage, please do not hesitate to contact Matthew Gray (matthew.gray@montagu-evans.co.uk) or Tommy Cooney (tommy.cooney@montagu-evans.co.uk / 07386 956518) of this office direct.

Yours sincerely,



MONTAGU EVANS LLP

On behalf of Welcome Break Group Limited.