



13th February 2026

Ref: C0009-WBH-XX-XX-LT-1004

Dear Sir / Madam

RE: Hinckley & Bosworth Planning Application 23/01023/HYB and Rugby Borough Council Planning Application R23/1047 – Cond 21

We are writing in relation to Hinckley & Bosworth Planning Application 23/01023/HYB and Rugby Borough Council Planning Application R23/1047, 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.

1.0 Planning Conditions

Planning approvals have recently been received from both Authorities, and we are now in the process of submitting discharge of condition submissions to allow works to commence on site. We refer below to one of these pre-commencement conditions:

Hinckley & Bosworth – Planning Condition #21

“No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted to and approved in writing by the local planning authority. The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority. Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).”

2.0 Status of Submission

Welcome Break, with the assistance of our planning agent, Montague Evans, have provided the following information in support of discharging this pre-commencement condition

- Proposed Hard Landscaping Plan (ref. 240630-WCA-00-00-DR-A-90102-P02);
- Proposed Boundary Treatment Plan (ref. 240630-WCA-00-00-DR-A-90101-P01);
- Proposed Boundary Treatment Details (ref. 240630-WCA-00-00-DR-A-90103-P01); and
- Landscape and Ecological Management Plan, prepared by Rachel Hacking Ecology

3.0 Consultee Response from Hinckley & Bosworth Council

Hinckley and Bosworth Council have responded as follows on the 25th of November 2025:

- *“No implementation programme for the hard and soft landscaping scheme.(depending on the scheme an example would be “hard & Soft landscaping to be completed prior to use of any part of the development”;*
- *Hard surfacing – detail what hard surfacing will be on the access road likely to be existing or improved tarmac to existing but it’s not clarified on the plan just blank but is included in the red edge of the site so needs to be clarified;*
- *Style and colour of concrete paving to be provided (states tbc);*
- *How will parking spaces be denoted;*
- *Is there to be any outdoor seating / benches / bins – please provide details*
- *Soft Landscaping – please can a copy be sent as the one included in the LEMP is unreadable if enlarged – also cannot see any species and quantities provided on this plan;*
- *Fencing – what will be used to secure the external storage area and chiller compound;*
- *Will there be any “waste “ storage areas that will be enclosed with a boundary treatment;*
- *Maximum height of supporting walls / bricks to be used;*
- *Paladin fencing – colour (prefer green)*

4.0 Welcome Break Response

To respond to the queries above, for absolute clarity we will respond to each in turn as follows:

Query: *No implementation programme for the hard and soft landscaping scheme.(depending on the scheme an example would be “hard & Soft landscaping to be completed prior to use of any part of the development*

Response: As per the suggestion, we confirm that Hard & Soft landscaping is to be completed prior to the use of any part of the development

Query: *Hard surfacing – detail what hard surfacing will be on the access road likely to be existing or improved tarmac to existing but it’s not clarified on the plan just blank but is included in the red edge of the site so needs to be clarified;*

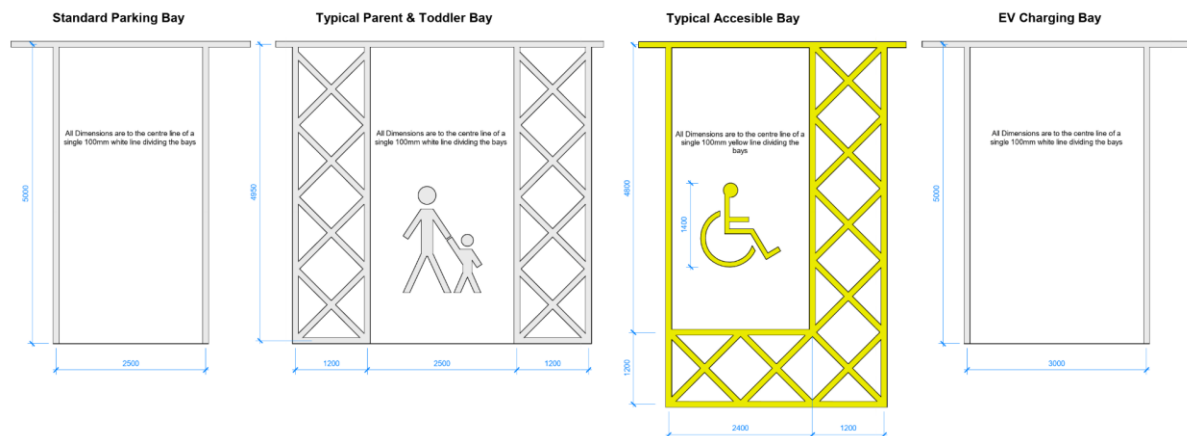
Response: Hatch added to drawing to identify existing highway. This area is subject to a Section 278 Highway Approval which is currently in development.

Query: *Style and colour of concrete paving to be provided (states tbc);*

Response: Specifications added to drawing – “Colour Silver & Mid Grey. Random Blend”

Query: *How will parking spaces be denoted*

Response: Parking spaces will be denoted with white thermoplastic material to BS.3262. All markings to be laid out in accordance with the Traffic Regulations and General Directions Manual. Standard detail as follows:



Query: *Is there to be any outdoor seating / benches / bins – please provide details*

Response: Outdoor seating to the Main Amenity Building has been added to the drawing. Bins will be provided to the front of the building and throughout car parks, with exact locations to be decided during construction.

Query: *Soft Landscaping – please can a copy be sent as the one included in the LEMP is unreadable if enlarged – also cannot see any species and quantities provided on this plan;*

Response: Please see drawing attached to this note. This includes species and quantities and was approved during outline application.

Query: *Fencing – what will be used to secure the external storage area and chiller compound;*

Response: No fencing required at this stage- the compound is an enclosed space.

Query: *Will there be any “waste “ storage areas that will be enclosed with a boundary treatment;*

Response: No, this will be housed within the compound area therefore no additional treatment required.

Query: *Maximum height of supporting walls / bricks to be used;*

Response: Maximum height of supporting walls will be 1.2m. Finish to be brick.

Query: *Paladin fencing – colour (prefer green)*

Response: Note added to drawing to confirm Green colour

5.0 Summary

We trust this request is suitable and look forward to your positive response and discharge of the condition.

Regards,

Tom Murphy

Pre-Construction Manager, Welcome Break

Encl.

240630-WCA-CO-XX-DR-A-90101-P02-Proposed Boundary Treatment Plan

240630-WCA-CO-XX-DR-A-90102-P02-Proposed Hard Landscaping Plan

Landscape Layout 5254-01 Rev.H DEP