

Our Ref. PD14503

Email 

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

23 October 2025

Dear Sir / Madam,

**DISCHARGE OF CONDITION 5 (SURFACE WATER DRAINAGE LONG TERM MAINTENANCE)
ATTACHED TO PLANNING PERMISSION REFERENCE 23/01023/HYB****LAND EAST OF STRETTON CROFT, WOLVEY ROAD, BURBAGE, LEICESTERSHIRE****PLANNING PORTAL REFERENCE: PP-14203691**

We act for Welcome Break Group Limited ('The Applicant'). On behalf of the 'Applicant', we submit an application to discharge Condition 5 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 5 requires the provision of details of the long-term maintenance of the surface water drainage system within the development, prior to the use of development, to be approved in writing by the Local Planning Authority. This is in the interest of establishing a maintenance regime that can be monitored over time to ensure the long term performance of the surface water drainage systems.

This application is comprised of the following information:

- Application form and ownership notification;
- Covering letter, prepared by Montagu Evans (i.e. this letter); and
- Drainage Maintenance Plan ref. HINCK-DCE-XX-XX-RP-C-0001, prepared by Dice Consulting Engineers Ltd

The application has been submitted via the online Planning Portal (reference PP-14203691). 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 £383 (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 5

Condition 5 pursuant to planning permission reference 23/01023/HYB states that:

"No use 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 Site Allocations and Development Management Policies Development Plan Document (2016)."

DISCHARGE OF CONDITION 5

In support of this application, a Drainage Maintenance Plan ref. HINCK-DCE-XX-XX-RP-C-0001, prepared by Dice Consulting Engineers Ltd, is submitted.

This maintenance plan establishes that the maintenance responsibility for the private drainage system is expected to revert to a private management company at the end of the contractor's defects liability period. Within the Appendices of this plan is product brochures that includes further contact details.

Appendix A of the Maintenance Plan includes a full drainage strategy drawing. This shows the location of all SuDS features, access chambers and manholes. This Maintenance Plan also provides detailed maintenance schedules for all SuDS features proposed.

CLOSING REMARKS

We trust that the above is satisfactory and that you are able to register and progress the application to discharge Condition 5 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.