

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 4 (MANAGEMENT OF SURFACE WATER DRAINAGE) ATTACHED TO
PLANNING PERMISSION REFERENCE 23/01023/HYB****LAND EAST OF STRETTON CROFT, WOLVEY ROAD, BURBAGE, LEICESTERSHIRE****PLANNING PORTAL REFERENCE: PP-14203679**

We act for Welcome Break Group Limited ('The Applicant'). On behalf of the 'Applicant', we submit an application to discharge Condition 4 of planning permission reference 23/012023/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 4 requires the provision of details in relation to the management of surface water on site during construction of development, prior to the commencement of development, to be approved in writing by the Local Planning Authority. This is in the interest of preventing an increase in flood risk, maintenance of existing surface water runoff quality and to prevent damage to final surface water management systems.

This application is comprised of the following information:

- Application form and ownership notification;
- Covering letter, prepared by Montagu Evans (i.e. this letter);
- Temporary Drainage Management Statement, prepared by Welcome Break; and
- Construction Traffic Management Plan ref. 101653-DCE-XX-XX-RP-T-5001, prepared by DICE.

The application has been submitted via the online Planning Portal (reference PP-14203679). 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 4

Condition 4 pursuant to planning permission reference 23/01023/HYB states that:

“No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority in consultation with National Highways. The construction of the development must be carried out in accordance with these approved details.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase in accordance with Policy DM7 of the Site Allocations and Development Management Policies Development Plan Document (2016), to ensure that the A5 trunk road and M69 motorway continue to serve their purpose as part of the national system of routes for through traffic in accordance with Section 10 (2) of the Highways Act 1980 by minimising disruption on the Strategic Road Network resulting from traffic entering and emerging from the application site and in the interests of road safety in accordance with Policy DM17 of the Site Allocations and Development Management Policies Development Plan Document (2016), Section 9 of the National Planning Policy Framework (2024) and Department for Transport Circular 01/2022”

DISCHARGE OF CONDITION 4

In support of this application, a Temporary Drainage Management Statement, prepared by Welcome Break, is submitted.

This statement outlines the temporary drainage strategy for the construction phase of the Proposed Development. Various techniques will be used to manage surface water run-off quantity and quality. These typically would include, (but not be limited to):

- Silt fencing - typically installed at the top and bottom of slopes to control and direct run-off into water management and storage lagoon areas for settlement of silts;
- Straw bale barrier - in areas of potentially high run-off, or where water is to be treated following buffering by silt fencing, straw bale lagoons or straw bale baffles will be installed as a secondary filter medium, to ensure removal of silt and sediment from water. Geotextile membranes will be provided where required to provide a tertiary, finer filter medium;
- Grips will be cut across the site to act as drains which will channel run-off towards water management areas;
- Where necessary, temporary storage areas / detention basins will be excavated and if required, lined with an impermeable material and used as a means of controlling surface water run-off. The detention basins can be used individually or in series to allow the settlement of silt-laden water;
- Discharge from the temporary detention basins will be restricted to the equivalent Greenfield run-off rate, so as not to increase flood risk downstream;
- All works will be carried out in a carefully controlled manner to minimise the potential for flooding and environmental pollution.

These measures will control runoff quantity and quality and ensure sediment is filtered before discharge. It is intended that a temporary attenuation pond will be constructed early in the programme to manage runoff and prevent pollution, with discharge rates restricted to greenfield levels.

Further, a Construction Environmental Management Plan (CEMP), submitted as per application reference 25/00741/CONDIT, provides further details of the measures that will be taken to manage pollutants and protect watercourses. This has been submitted alongside this application for ease of reference.

These measures outlined within the Statement and CEMP will ensure that surface water during construction is effectively managed to mitigate flood and pollution risk.

CLOSING REMARKS

We trust that the above is satisfactory and that you are able to register and progress the application to discharge Condition 4 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.