

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 3 (SURFACE WATER DRAINAGE) ATTACHED TO PLANNING
PERMISSION REFERENCE 23/01023/HYB****LAND EAST OF STRETTON CROFT, WOLVEY ROAD, BURBAGE, LEICESTERSHIRE****PLANNING PORTAL REFERENCE: PP-14203668**

We act for Welcome Break Group Limited ('The Applicant'). On behalf of the 'Applicant', we submit an application to discharge Condition 3 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 3 requires the provision of a surface water drainage scheme that accords with the Sustainable Drainage Statement dated August 2023, prior to the commencement of development, to be approved in writing by the Local Planning Authority. This is in the interest of preventing flood risk, maintaining existing surface run off quality and to prevent damage to final surface water management systems through the construction phase.

This application is comprised of the following information:

- Application form and ownership notification;
- Covering letter, prepared by Montagu Evans (i.e. this letter);
- Drainage Strategy Plan ref. HINCK-DCE-XX-XX-DR-C-500 Rev P03; and
- Drainage Statement ref. HINCK-DCE-XX-XX-DP-C-002, prepared by Dice Consulting Engineers Ltd.

The application has been submitted via the online Planning Portal (reference PP-14203668). 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 3

Condition 3 pursuant to planning permission reference 23/01023/HYB states that:

"No development approved by this planning permission shall take place until such time as a surface water drainage scheme, in accordance with the Sustainable Drainage Statement dated August 2023, has been submitted to, and approved in writing by the Local Planning Authority in consultation with National Highways. The development must be carried out in accordance with these approved details and completed prior to first use.

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 3

In support of this application, a Drainage Statement, prepared by Dice Consulting Engineers Ltd, is submitted. This document provides evidence that the previously approved Flood Risk Assessment, prepared by BWB Consulting (ref. SCH-BWB-ZZ-XX-RP-YE-0001_FRA) remains applicable for use and the proposals in the updated scheme remain in accordance with the recommendations outlined in the previous Flood Risk Assessment.

The Statement outlines that in accordance with the previously approved Flood Risk Assessment, the Drainage will collect foul and surface water from the site and discharge the foul into an existing manhole on Watling Street, and discharge the surface water to the existing watercourse at the south of the site. The principles retained, include positioning proposals outside and above the flood extent, proposing discharge rates in relation to the agreed Qbar rate, and ensuring suitable pollution mitigation is provided for surface water runoff. The proposed discharge rate into this sewer has been proposed at 1.1l/s, in accordance with the Qbar rate proposed by BWB within the initial planning submission.

A Drainage Strategy Plan, prepared by Dice Consulting Engineers Ltd, is also submitted. This plan provides further details of the drainage strategy onto a site plan, identifying the location of surface water sewer, foul water sewer, attenuation tanks, permeable underdrained surfacing, fourcourt emergency spillage drainage, and further drainage methods proposed.

CLOSING REMARKS

We trust that the above is satisfactory and that you are able to register and progress the application to discharge Condition 3 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.